

# TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518)477-2005 FAX (518)477-2386

## MEMORANDUM

### PLANNING BOARD MEETING AGENDA FEBRUARY 14, 2024 MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

- I. **7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:**
- II. **PUBLIC HEARINGS:**  
NONE
- III. **OLD BUSINESS:**  
(24-02) Da Great Lounge-596 Columbia Tpke-SUP – *Review for conditional approval*  
  
(19-01a) Martin Electric – 164 Columbia Turnpike – Major Site Plan/SUP – *Update & Presentation*  
  
(23-11) E.W. Birch Builders-26 Mountain View Avenue-Major 3 Lot Subdivision – *Update & Presentation on revised subdivision plat*
- IV. **NEW BUSINESS:**  
NONE
- V. **NEW ZBA REPORTS:**  
NONE
- VI. **NEW ZBA REFERRALS:**  
ZBA Appeal # 2024-01 Mayville-4 Rugby Road-Area Variance – *Front Setback for proposed addition-Report due by February 28, 2024*
- VII. **REVIEW & APPROVAL OF MEETING MINUTES:**  
January 24, 2024 meeting minutes

\*To view application materials, use this link: <https://www.eastgreenbush.org/departments/planning-zoning/apps>

Town of East Greenbush  
PLANNING BOARD

In the matter by:  
Da Great Lounge  
For a **Special Use Permit**

**Resolution and  
Final Decision of  
Planning Board**

**File No. 24-02**

**Whereas**, an application has been filed by Da Great Lounge LLC, for the operation of a karaoke lounge located within Hannaford Plaza at 596 Columbia Tpke, East Greenbush, NY 12061, currently identified as an empty storefront, with its most recent use being Pioneer Bank; and

**Whereas**, a determination has been made by the Town of East Greenbush Building and Codes Department, that operating a karaoke lounge falls under the definition of “Recreation; indoor assembly or auditorium” in the Town’s General Business Mixed Use (B-1) Zone, which requires a Special Use Permit;

**Whereas**, the applicant has filed an application for a Special Use Permit for a “Recreation; indoor assembly or auditorium” at the property located on 596 Columbia Tpke, East Greenbush, NY (Tax Map No. 166.-7-6.9); and

**Whereas**, the Planning Board has duly published a notice of public hearing regarding this appeal in The Record on January 13, 2024; and

**Whereas**, notice of the Public Hearing was provided by Certified Mail to the owners of all property within 200 feet of the land involved in the application, to the Town Planning Board, and to the Rensselaer County Bureau of Economic Development and Planning; and

**Whereas**, a Public Hearing was held by the Planning Board on Wednesday, January 24, 2024 to consider this application; and

**Whereas**, at this hearing, the applicant as well as any and all persons interested in this appeal were heard, their statements recorded, and various written material including exhibits, if any, were entered into the record; and

**Whereas**, all statements, written material and exhibits submitted in connection with said appeal have been carefully considered; and

**Whereas**, the Planning Board has carefully reviewed the materials submitted in connection with this application under SEQRA, and classified this proposal as a Type 2 action under 6 CRR-NY 617.5(c)(18); now, therefore, be it

**Resolved**, that the Planning Board makes the following findings of fact:

1. The location and size of the use, the nature and intensity of the operation involved, the size of the site in relation to the use, and the location of the site with respect to the existing and any future streets providing access are in harmony with the orderly development of the General Business Mixed Use District (B-1) as such district is intended to promote redevelopment with high-density, mixed-use structures which help define a coherent village atmosphere, providing local goods and services and linking nearby residential neighborhoods with a pedestrian-friendly environment.
2. The nature and intensity of the intended operation will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof. The development plans are designed to minimize conflict with existing adjacent operations within the plaza;
3. Proposed traffic access ways are adequate within the existing plaza;
4. Additional off-street parking is not necessary as the plaza has adequate parking for the proposal.
5. The proposal would not be contrary to the general harmony of the neighborhood; and be it further

**Resolved**, that the application for a Special Use Permit to operate a karaoke lounge for the subject property under the definition of "Recreation; indoor assembly or auditorium" in the Town's B-1 Zone, be Granted with the following conditions:

1. The applicant must comply with all local, State, and Federal laws.
2. In consideration of public safety and neighborhood aesthetics, the applicant shall ensure that exterior lighting fixtures, including those in the designated smoking zone at the back entrance of the building, are designed and installed in accordance with the town's lighting ordinances and regulations. Proper illumination of the designated smoking zone is essential to ensure the safety of patrons and prevent any potential hazards or incidents in poorly lit areas, particularly during evening hours.
3. Food service within the premises shall be limited to the use of electric kitchen appliances, such as electric pizza ovens and air fryers, as indicated by the applicant. The use of open flames or combustible fuels for cooking purposes is strictly prohibited due to the absence of a fully equipped kitchen facility on-site. This restriction is imposed to uphold safety standards and prevent fire hazards within the plaza premises, while still allowing for the provision of food and beverages to patrons of the Karaoke Lounge.
4. This Special Use Permit is valid until August 14, 2024 (6 months), at which time the applicant must renew the Special Use Permit with the Planning Board to ensure the applicant has been compliant with the conditions stated herein.
5. The hours of operation shall be limited to \_\_\_\_\_.

This resolution was moved by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting duly held on February 14, 2024.

*(Discussion)*

A vote was taken as follows:

Matt Mastin    \_\_\_  
Ralph Viola    \_\_\_  
Kurt Bergmann \_\_\_  
Don Panton    \_\_\_  
Chris Horne    \_\_\_  
John Conway   \_\_\_  
Robert Jucha   \_\_\_

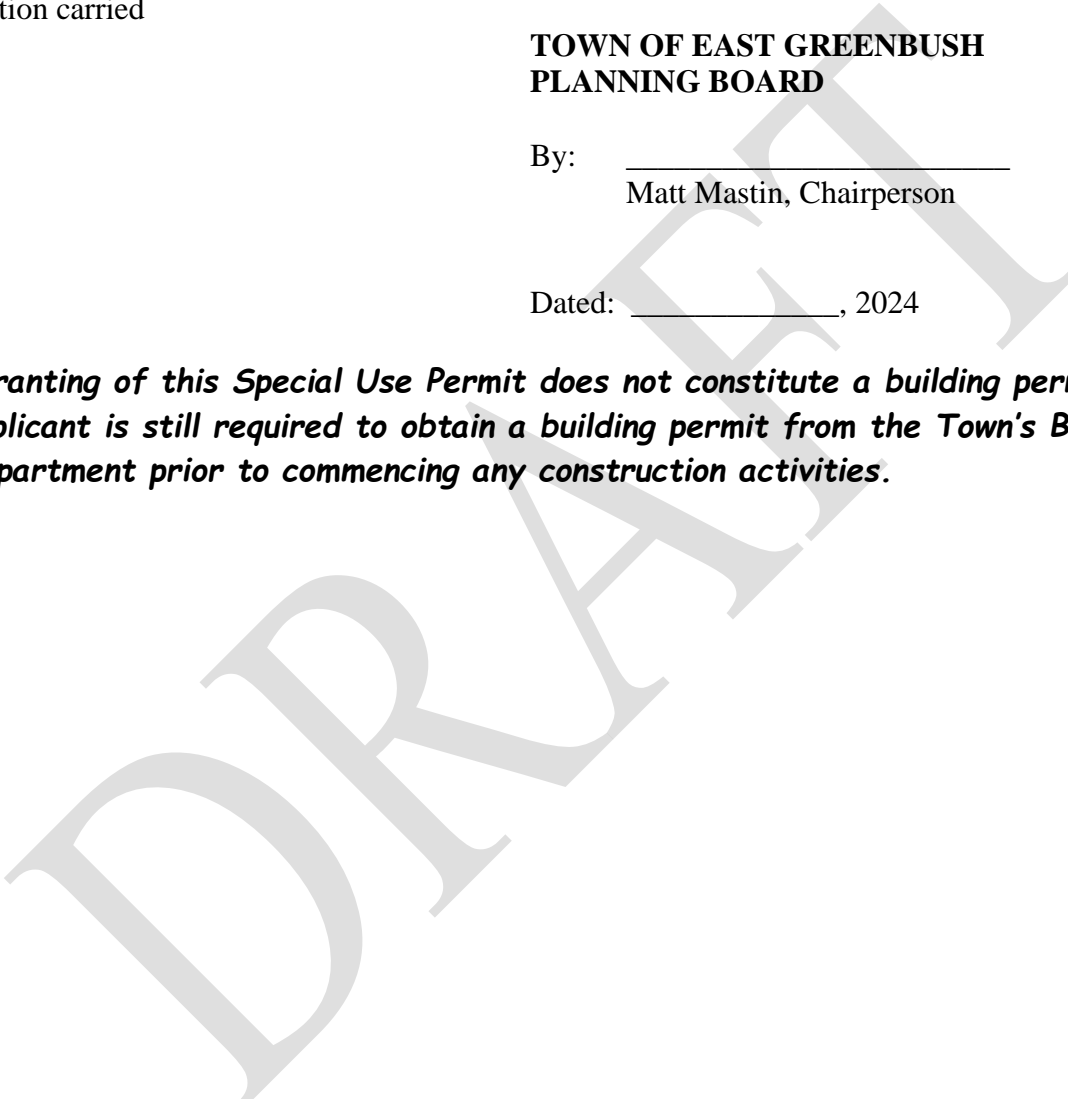
Motion carried

**TOWN OF EAST GREENBUSH  
PLANNING BOARD**

By: \_\_\_\_\_  
Matt Mastin, Chairperson

Dated: \_\_\_\_\_, 2024

***\*Granting of this Special Use Permit does not constitute a building permit. The applicant is still required to obtain a building permit from the Town's Building Department prior to commencing any construction activities.***



Copy To:

Da Great Lounge, LLC  
Attn:  
596 Columbia Tpke  
East Greenbush, NY 12061

Cc: Rensselaer County Planning (via email)  
Town Clerk (via email)  
Building Inspector (via email)  
Assessor (via email)  
PZD File No. 24-02

DRAFT