

# TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

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## MEMORANDUM

EAST GREENBUSH PLANNING BOARD  
MEETING MINUTES  
SEPTEMBER 25, 2019

**Members:**

Matt Mastin, Chairman  
Nancy Kupiec  
Don Pantan  
Ralph Viola  
Chris Horne

**Also Present:**

Adam Yagelski, Director, Planning/Zoning  
Joseph Slater, Planning Board Attorney  
Alison Lovely, Planning & Zoning Secretary  
Sam Morreale, Planning Dept. Intern

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Jim Moore & Kurt Bergmann were absent.

**PUBLIC HEARINGS:**

NONE

**WITBECK-MARYLAND/EASTERN AVE.-36 LOT CLUSTER SUBDIVISION (19-25)**

Chairman Mastin stated that there is just an administrative action by the Board tonight.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Don Pantan & roll called as follows:

**M. Mastin-YES; N. Kupiec-YES; R. Viola-YES; C. Horne-YES; D. Pantan-YES.**

**MOTION CARRIED BY A 5-0 VOTE**

**CARVER COURT-UPPER MANNIX ROAD-110 LOT CLUSTER SUBDIVISION (19-24)**

Chairman Mastin stated that there is just an administrative action by the Board tonight.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Chris Horne & roll called as follows:

**M. Mastin-YES; N. Kupiec-YES; R. Viola-YES; C. Horne-YES; D. Pantan-YES.**

**MOTION CARRIED BY A 5-0 VOTE**

**NEW BUSINESS:**

NONE

**UPDATES:**

**HERITAGE HILL/AMEDORE-NEWKIRK RD.-MAJOR SITE PLAN-SENIOR APTS.(18-02)**

Brett Steenburgh & John Bossolini were both present to provide the Board an update. Brett Steenburgh stated that since there are two new Planning Board members since the last time this was before the Board that he will go back to the beginning. He filled in the members and then stated that nothing has changed. They are tweaking the road layout and sewer and are working through the engineering comments. Brett Steenburgh stated that the sewer study has taken awhile and it has been determined that pump station upgrades that are required need to be made in order to move the process forward regarding SEQR and they need to work with NYSDEC. Brett Steenburgh stated that they need SEQR & Site Plan recommendations so that they can move forward and schedule a public hearing. Joe Slater stated that the house in the triangular piece between Newkirk, Michael & Luther Roads has been sold.

•Nancy Kupiec asked about the waivers they were asking for in regards to the wetlands & if there will be fencing around any of the project. Chairman Mastin stated that the Board requested specific landscaping and the waivers would be a condition. Brett Steenburgh stated that there would not be any fencing.

•Chris Horne asked if there would be a cross walk at the light at Luther Road & also if it would be the intent to close off Newkirk Road. Brett Steenburgh stated that there is one there now & that yes the plan is to close off Newkirk Road.

•Chairman Mastin asked if the road into the project would be private and be their responsibility. Brett Steenburgh stated that is correct.

Adam asked Brett to talk about the sidewalk responsibility. Brett Steenburgh stated that hasn't been figured out yet. John Bossolini stated that they would maintain them if necessary. Adam stated that it would be DPW's preference for them to own it.

•Don Panton asked what their time frame was. Brett Steenburgh stated that their looking to start building in the spring.

•Ralph Viola asked if it's just the one pump station that needs upgrades. Brett Steenburgh stated that there are two of them, Hideaway & Corellis, that need to be upgraded.

•Don Panton asked if emergency vehicles are able to get all the way around the building. Brett Steenburgh stated that is correct.

•Chris Horne asked if they had elevation views & asked if the outside will be stone & vinyl. Brett Steenburgh stated that they didn't have them with them & would provide what the buildings looked like. Adam asked about the disposition regarding the open area. Brett Steenburgh stated that it would be forest with possible walking trails.

•Chris Horne asked what age for seniors. Brett Steenburgh stated that 62 and up meets the requirement. Adam stated that this will be on the Town Board agenda for October 16<sup>th</sup> for a public hearing.

Chairman Mastin stated that this was an update only.

**MABEY'S—486 THIRD AVE. EXT.-SUP & MAJOR SITE PLAN: (19-02A)**

Steve Hart of Hart Engineering stated that the plans haven't changed other than the phasing plan. Phase 1 would be one climate controlled three story building & one 60,000 sq. ft. building with possible future retail up front. Steve Hart stated that there will be bio retention areas in the front of the site and in an area in the rear.

•Chairman Mastin asked if buildings in the front are 10 years out does that mean no landscaping in the front of the site until then.

•Chris Horne stated it would be more consistent to plant everything now. Steve Hart stated that they would put some up front but don't want to put it where the bio retention area will be if they will just have to remove them.

•Ralph Viola asked if these units will be accessible 24 hours a day & if there will be a security gate & if there will be fencing around the outside of the site. Steve Hart stated that he's not sure but doesn't think they will be accessible 24 hours, that they will have a security gate and there is fencing but not all the way around the site.

- Ralph Viola stated that he would like to see landscaping around the gate if they install one.
  - Chairman Mastin stated that he would like a condition of no outdoor storage.
  - Ralph Viola also asked if there will be exterior lights in the parking lot and on the buildings. Steve Hart stated that they are on the buildings and in the parking lot.
- Adam asked if there is phasing on the stormwater and if all that's shown is just for Phase 1. Steve Hart stated that is correct.
- Chairman Mastin asked if there was anything else as this was just an update.
- Adam stated that this will be on the Town Board agenda for October 16<sup>th</sup> for a public hearing.

**REFERRALS-REPORTS & RECOMMENDATIONS:**

**ZBA Appeal #2019-12-Schlegal-103 Columbia Turnpike-Use Variance-Automotive Sales & Service in the PPB zone-report by Don Panton**

After some discussion from the Board, the following motion was made.

MOTION: A motion was made by Don Panton as follows: **The granting of a use variance to expand an auto sales & service to the rear portion of the parcel in the PPB District would alter the essential character of the neighborhood. The Planning Board does not have enough information to make a recommendation as to whether the applicant meets the remaining factors required to grant a use variance.**

**Seconded by Chairman Mastin & roll called as follows:**

**M. Mastin-YES; N. Kupiec-YES; R. Viola-YES; C. Horne-YES; D. Panton-YES.**

**MOTION CARRIED BY A 5-0 VOTE**

**WORKSHOP:**

Complete Streets-Priorities Discussion: Presentation given by Sam Morreale, the Planning Department Intern and there was discussion regarding connectivity for pedestrians, via bus routes, sidewalks, the Albany-Hudson electric trail & Hampton Manor Lake. The Board was asked to submit any comments they may have on areas of the Town that they feel are a priority.

**NEW ZBA REFERRALS:**

**ZBA Appeal #2019-13-Hart-1139 Red Mill Road-Area Variance-Proposed sign in right away in the opposite location of what was approved on original site plan-assigned to Ralph Viola**

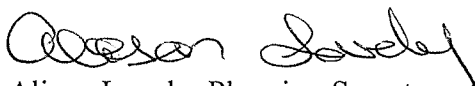
**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the August 28, 2019 meeting minutes as is.  
Seconded by Don Panton. Motion carried by a 5-0 vote.

**ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.  
Seconded by Don Panton. Motion carried by a 5-0 vote.

Respectfully Submitted

  
Alison Lovely, Planning Secretary

-----Original Message-----

From: Don Panton

Sent: Tuesday, September 24, 2019 10:09 AM

To: Alison Lovely <ALovely@eastgreenbush.org>

Subject: ZBA No. 2019-12

I met with Peter Matzen & Guy Nicholas at the 103 Columbia Tpke location (Hi-Test Garage) on 9/16/2019. Guy Nicholas explained his plans for the existing structure. He will make the office area presentable for auto sales and clean up the repair area with the intact Mohawk Lifts. Guy also plans to seal the asphalt in front of the building where the used cars will be parked. The four bays would be used for prepping of the preowned vehicles prior to being placed on the front lot and offered for sale.

After talking with Peter Matzen (representing Rudolf Schlegel) and Guy Nicholas, I am recommending that a use variance (PPB Zone) be granted for vehicle repair and sales at 103 Columbia Tpke..

Sent from my iPad.

Respectfully, Don