

# TOWN OF EAST GREENBUSH PLANNING BOARD

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

## MEMORANDUM

### PLANNING BOARD MEETING AGENDA DECEMBER 13, 2023 MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

- I. **7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:**
- II. **PUBLIC HEARINGS:**  
7:00 PM Island Park-180-200 American Oil Rd-Special Use Permit
- III. **OLD BUSINESS:**  
(22-08) Island Park-180-200 American Oil Rd-Site Plan modification/SUP/2 lot Subdivision - Update  
(23-24) Sidoti-17 State Street-LLA - Review for conditional final approval  
(23-16) Golden Grain Pizza-118 Troy Rd-Minor Site Plan/SUP – Update and review for conditional approval of Special Use Permit
- IV. **NEW BUSINESS:**  
(23-27) Citrine Power-82 Moore Rd-Major Site Plan/SUP – SEQR Lead Agency Recommendation, Accept Sketch Plan
- V. **NEW ZBA REPORTS:**  
ZBA Appeal #2023-15 AJ Signs (Smoothie King)-307 Troy Road – 2 Area Variances – 2 Building Signs – report by Matt Mastin
- VI. **NEW ZBA REFERRALS:**  
ZBA Appeal #2023-16 Hutton-115 Craver Road – 1 Area Variance - Sq. footage of Tiny House - due at the December 27, 2023 meeting
- VII. **REVIEW & APPROVAL OF MEETING MINUTES:**  
*November 8, 2023 meeting minutes*

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

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## **MEMORANDUM**

**LEGAL NOTICE  
ISLAND PARK LLC.  
SPECIAL USE PERMIT  
PLANNING BOARD  
TOWN OF EAST GREENBUSH**

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to New York State Town Law Section 274-b(6) and Section 3.11.02 of the Town's Comprehensive Zoning Law, on an application for a Special Use Permit for the property located at 180-200 American Oil , East Greenbush, NY, Tax Map #'s 165.-1-3.2 & 165.-1-4.12, which is Zoned CI. The applicant is currently operating an asphalt recycling facility. The review of the proposed work requires a Special Use Permit per The Town's Comprehensive Zoning Law Section 2.7.7 Coastal Industrial District (CI). Said Public Hearing will be held on Wednesday, December 13, 2023 at 7:00 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard.

By order of the Planning Board

Matt Mastin, Chairman

**17 STATE STREET**  
**LOT LINE ADJUSTMENT**  
**DECEMBER 13, 2023**

**MOTION for CONDITIONAL APPROVAL (23-24)**

MOTION: A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby:**

- 1. Grants final approval of the proposed Lot Line Adjustment prepared by K.M. Flatley, LLC dated October 23, 2023, subject to the following:**
  - **Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and**
  - **All remaining fees are paid to the Town.**

**CITRINE POWER LLC  
MAJOR SITE PLAN & SPECIAL USE PERMIT  
December 13, 2023**

**MOTION to ACCEPT SKETCH PLAN (23-27)**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Planning Board hereby;**

- 1. Accepts the sketch plan as depicted on the site plan dated December 01, 2023, prepared by Environmental Design Partnership for Citrine Power LLC for the proposed site plan.**

**MOTION for RECOMMENDATION for TOWN BOARD to  
DECLARE LEAD AGENCY and INITIATE A COORDINATED  
REVIEW  
(23-27)**

**MOTION:** A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review under SEQRA and that the proposed project be listed a Type 1 Action.**