

TOWN OF EAST GREENBUSH PLANNING BOARD

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

MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES JANUARY 22, 2020

Members:

Matt Mastin, Chairman
Ralph Viola
Jim Moore
Nancy Kupiec

Also Present:

Adam Yagelski, Director, Planning/Zoning
Joseph Slater, Planning Board Attorney
Alison Lovely, Planning & Zoning Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of four (4) members were present. Don Panton, Chris Horne & Kurt Bergmann were absent.

OLD BUSINESS:

NONE

NEW BUSINESS:

TOWN CENTER-580 COLUMBIA TRPK.-MAJOR SITE PLAN-PHASE 1 (17-19a)

Steve Hart from Hart Engineering was present as well as Tyler Culberson the applicant. Steve Hart stated that the site is located at 580 Columbia Turnpike and a PDD was just approved for the site. The only change to the Phase 1 plan is that Building B is now parallel to the entrance road instead of parallel with Building A. Steve Hart stated that water & sewer has not changed. Steve Hart stated that they have to provide a new curb cut off of their entrance road to the self-storage building as currently they access off of Columbia Turnpike. The utilities will be connected to Building A right off of Columbia Turnpike at the southeast corner of the building.

- Ralph Viola asked if there will be screening for those connections. Steve Hart stated that they are proposing a sidewalk approach to the front of the building and they are working on the dumpster location.

- Nancy Kupiec stated that with what they are proposing she sees a lot of bikes, maybe they could install a bike rack in front of the building.

- Ralph Viola asked if Building B proposed was the same as Building 1, with retail on the 1st floor and then apartments above. Steve Hart stated that there is retail in Building A on the 1st floor and then apartments on the other floors. Building B is all apartments. Building A closest to Columbia Turnpike will be three stories in the front and four stories in the rear. They are trying to keep the building closer to the highway.

Chairman Mastin asked if there is a patio on the plan on the west side of the building and when it will be built. Steve Hart stated that was the plan. Tyler Culberson stated that the area is 15' wide and 50' long, they may scale that back to 35'. Chairman Mastin stated he'd rather have the site plan approved with a patio and then do a minor modification later on if it were to be taken out.

- Ralph Viola asked about building B and the parking. He stated that there are approximately 30 units in the rear building and approximately 45 parking spaces in the rear lot. Steve Hart stated that there are 132 parking spaces and they are only required to have 118 parking spaces. There is a dog park in the rear of the site as well as a pavilion for the rear apartment building. Steve Hart stated that they have over 30% of greenspace.

- Jim Moore wants to see how the pedestrian access evolves. Jim Moore would also like to see the elimination of the driveway out. Steve Hart stated that they are using it as an exit only. Jim Moore stated he'd like to see it completely removed.
- Ralph Viola talked about planting trees along the rear of the properties behind Parkview Drive. Tyler Culberson stated that was part of the PDD approval.
- Nancy Kupiec asked if the apartments will be affordable. Tyler Culberson stated that they will be approximately \$1,250 for a 1 bedroom apartment. They are looking at other green options.
- Jim Moore asked if the TDE has provided comments. Adam stated they he doesn't believe they have. Jim Moore asked if landscaping will be shown with the full requirement. Tyler Culberson stated that the plan doesn't show full landscaping at this time. They will hopefully have a rendering by mid-February. Adam brought up that it's a long walk from the apartment building to the dumpsters. Tyler Culberson stated that there will be a chute in the building so all the garbage will go to one area and then the maintenance guy would bring it to the dumpsters.
- Ralph Viola would like to see a second dumpster towards the back for just Building B. Steve Hart stated that the enclosure has 3 dumpsters in it. Two for garbage and one for recycling.
- Jim Moore asked where snow removal would be piled. Steve Hart stated that small storms will pushed to the edge and then for larger storms would possibly be trucked out. Chairman Mastin asked if the Board had anything further. They did not. This was a presentation only.

PATEL-5876-578 COLUMBIA TRPK.-LOT LINE ADJUSTMENT

(19-23)

Steve Hart stated that this is the site of the Best Value Inn. The parcel right to the rear of this parcel would be part of the PDD. The lot being conveyed is 5.55 +/- acres and will be added to an existing 1.48 +/- acres. Chairman Mastin asked the Board if they had any questions. There were none.

MOTION: A motion was made by Chairman Mastin as follows:

The Planning Board has carefully reviewed the application, short environmental assessment form Part 1, and plat of the proposed lot line adjustment, and hereby declares the proposed action to be consistent with the negative declaration adopted by the Town Board of the Town of East Greenbush in connection with the Town Center Planned Development District (resolution #001-2020).

The Planning Board hereby grants final approval of the proposed lot line adjustment prepared by Hart Engineering and dated August 7, 2019, subject to the following:

- This approval does not affect any other applications or actions pending before the Town. This approval in no way commits the Town to act on any other pending application.
- Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and
- All remaining fees are paid to the Town.

Seconded by Nancy Kupiec & roll called as follows:

M. Mastin-YES; J. Moore-YES; R. Viola-YES; N. Kupiec-YES.

MOTION CARRIED BY A 4-0 VOTE

WORKSHOPS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal # 2020-01-Rudzinski-192 Waters Road-2 Area Variances-In-ground Swimming Pool-assigned to Jim Moore, report due at February 12, 2020 meeting

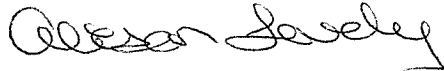
REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the January 8, 2020 meeting minutes as is.
Seconded by Nancy Kupiec. Motion carried by a 4-0 vote.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.
Seconded by Ralph Viola. Motion carried by a 4-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary