

# 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 MARCH 9, 2016

#### Members:

Matt Mastin, Chairman  
Matt Polsinello  
Jim Giordano  
Paul DiMascio  
Ralph Viola  
Mike Bottillo

#### Also Present:

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney  
Tony Manfredi, Director of Planning  
James Connors, P.E, Consulting, Engineer/Planning Board

#### CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present. Jim Moore was absent.

#### OLD BUSINESS:

NONE

#### NEW BUSINESS:

##### REGENERON-81 COLUMBIA TRPK-MINOR SITE PLAN-STORAGE BLDG. (12-11J)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve stated that Kyle Cherry & Dom DeFlice were also present. Steve Hart stated that the proposal is for a 48' x 80', (3,840 square foot) storage building. There is currently a wooded buffer in the front & the rear of the building. The purpose of the building will be for storage of golf carts, lawn mowers, bicycles, snow blowers and there is some second floor storage for lighter stuff, like filters, etc. A small maintenance building which is currently being used will be taken down. There may be an eye wash and small slop sink inside building. No bathrooms are proposed.

- Paul DiMascio asked if there will be a drain in the floor. Also if there was a second access. Steve Hart stated that he is not sure at this time. There may be more of a holding tank under a floor drain. An access in the rear of the building is proposed.
- Ralph Viola asked if there were trees in front of the chillers on the next parcel for screening. Also, if the storage building was two floors. Steve Hart stated that yes there are trees for screening and a second story is proposed for light storage.
- Chairman Mastin asked if any equipment will be worked on in the building. Steve Hart stated that no there will not be.

Kyle Cherry stated that there will be a charging station in the building for the golf carts. Steve Hart stated that the building will be an earth tone with split face block along the bottom. Chairman Mastin asked if there were any other questions from the Board.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated February 25, 2016 by Hart Engineering for the proposed minor site plan.**

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Giordano-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

**MOTION CARRIED BY A 6-0 VOTE**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

ZBA Appeal #2016-04-Kupiec-61 Highland Drive-Use Variance & Special Use Permit- convert a building into a two family dwelling and construct a home occupation office-report by Jim Giordano

Jim stated that he talked to a couple of neighbors across the street and they didn't have a problem with the proposal. There is a two family home across the street. He feels that the structure is in line with the character of the neighborhood. \*See attached report for further detail.

MOTION: A motion was made by Jim Giordano as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals Grant the Use Variance & Special Use Permit.**

Seconded by Matt Mastin & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Giordano-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

**MOTION CARRIED BY A 6-0 VOTE**

**NEW ZBA REFERRALS:**

NONE

**REVIEW AND APPROVAL OF MEETING MINTUES:**

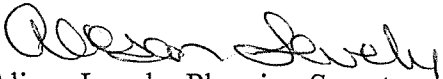
Motion by Chairman Mastin to approve the February 24, 2016 meeting minutes as is.  
Seconded by Matt Polsinello. Motion carried by a 4-0-2 vote. Chairman Mastin & Mike Bottillo abstained.

Tony Manfredi gave a status update to the Board regarding the Regeneron Mill Creek/Tempel Lane project.

**ADJOURMENT**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Matt Polsinello. Carried by a 6-0 vote.

Respectfully Submitted

  
Alison Lovely, Planning Secretary

Planning Board  
Town of East Greenbush  
225 Columbia Turnpike  
Rensselaer, NY 12144

A request for a use variance and special permit has been made by Donald MacIntyre for a property located on 61 Highland Drive in the town of East Greenbush. The applicant is proposing to convert a commercial structure within a R-1A zone and renovate it to provide two residential units in addition to the pre-existing office use.

I visited the property on the afternoon of Saturday, March 5th. I attempted to speak to three of the neighbors. I found that two of the neighbors were not home, but I was able to speak to the residents of property directly across the street (164 Highland Drive). The resident that I spoke to was supportive of the application to convert the property to a multi-family residence. She noted that her residence was also a multi-family residence.

I feel that converting this into a commercial structure with two residential units is in line with the character of the neighborhood, and it is my recommendation that both the use variance and special permit be approved at this time.

James R Giordano

Planning Board Member

March 9, 2016