

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 FEBRUARY 24, 2016

Members:

Matt Polsinello, Vice Chairman
Jim Moore
Jim Giordano
Paul DiMascio
Ralph Viola

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Vice Chairman Polsinello called the meeting to order and determined that a quorum of five (5) members were present. Matt Mastin and Mike Bottillo were absent.

OLD BUSINESS:

REGENERON-25 DISCOVERY DR.-PARKING LOT/PARKING GARAGE (15-07A)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve stated that Chris Carknard and Brent Gadbois both engineers from Regeneron were also present. Steve Hart stated that a 216 spaces parking lot was approved last year and now Regeneron is proposing a four story parking garage with 500 parking spaces on the same foot print as the parking lot. The small detention pond in the front and the large detention pond in the rear of the site have been put in. The parking garage would be approximately 48 feet high and the stairwell between 53 and 54 feet in height. The height of the stairwell isn't an issue per the Building Department as it is necessary for emergency access.

- Jim Giordano asked if there would be parking on the top. Steve Hart stated that no, there is a roof on top.
- Ralph Viola asked if the rooftop will be exposed, if there was a landscape plan proposed for the front pond, if an elevator is going to be provided, if a landscape plan is proposed for the front of the parking garage, if the detention pond in the front will have standing water in it and if both ponds are fenced in and gated. Steve stated that the rooftop will not be exposed, some landscaping is being planned for in front of the pond and garage and that an elevator is being provided and there will be no standing water in the pond as it's not deep enough and there will be no fencing or gates as the ponds are pretty level.
- Paul DiMascio asked now that the parking will be elevated how lighting is affected. Steve stated that There is lighting proposed for along the front sidewalk.
- Jim Moore asked if there will be enhanced landscaping in the front of the garage, if the architect had an idea of the columns to be used, what the sideline setbacks were and if there was a screening issues from the neighbor, he would like to see a lighting distribution plan for security of the area. Steve stated that he will provide a landscaping and lighting plan for the next meeting as well as the column design.
- Matt Polsinello asked about the topography and if the houses to the rear of the site are higher or lower and how the proposal will affect those houses and if there is any lighting proposed along Discovery Drive in front of the site. Steve stated that he will look into his concerns.

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

Seconded by Jim Giordano & roll called as follows:

M. Polsinello-YES; J. Moore-Yes; J. Giordano-YES; P. DiMascio-YES;R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2016-01-Hilton-9 New York Avenue-Use Variance-Single family to Two Family-report by Jim Giordano

Jim read the report he did on the above appeal. *See attached report.

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 deny the Use Variance.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

ZBA Appeal #2016-02-Hilton-11 New York Avenue-Use Variance-Single family to Two Family-report by Jim Giordano

Jim read the report he did on the above appeal. *See attached report.

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 deny the Use Variance.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

ZBA Appeal #2016-03-Almy-1 Eileen Drive-Special Use Permit-In Law Area-report by Mike Bottillo

Vice Chairman Polsinello read Mike Bottillo's report into the record in his absence.* See attached report.

MOTION: A motion was made by Vice Chairman Poslinello as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Special Use Permit with the recommended condition.**

Seconded by Jim Moore & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REFERRALS:

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

ZBA Appeal #2016-05-Hart-1 Cooper Avenue-Area Variance-taking a 20' x 32' pre-existing non-conforming structure and making it a 24' x 40' structure-assigned to Paul DiMascio

REVIEW AND APPROVAL OF MEETING MINTUES:

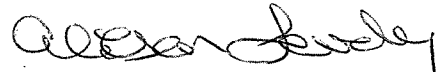
Motion by Vice Chairman Polsinello to approve the February 10, 2016 meeting minutes with the correction of him having recused himself from the Rysedorph Project.

Seconded by Paul DiMascio. Motion carried by a 4-0-1 vote. Jim Giordano abstained.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Vice Chairman Polsinello. Seconded by Jim Giordano. Carried by a 5-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary

Planning Board

Town of East Greenbush

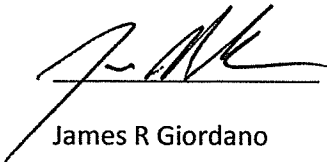
225 Columbia Turnpike

Rensselaer, NY 12144

A request for a use variance has been made by Robert and Helen Hilton for a property located on 9 New York Ave. in the town of East Greenbush. The applicant is proposing to convert an existing single family home (which is located in a R-2 Zoning District) to a multi-family home. This is in violation of the Town's Comprehensive Zoning Law which does not allow for a multi-family residence. Therefore the applicant is requesting Use Variance.

I visited the property on the afternoon of Saturday, February 20. I attempted to speak to six of the neighbors. I found that three of the neighbors were not home, but I was able to speak to the residents of three different properties. The residents that I spoke to were all supportive of the application to convert the property from a single family residence to a multi-family residence.

As I visited the neighborhood, it was clear that this neighborhood was constructed for single family homes. I found the property at 9 New York Ave to be in significant disrepair. I observed the façade falling off, grounds were cluttered with rubbish, and a total disregard for the general appearance of the property. I feel that converting this into a two-family structure would further negatively impact the character of this neighborhood, it is my recommendation that the use variance be denied at this time.



James R Giordano

Planning Board Member

2/21/16

date

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

A request for a use variance has been made by Robert and Helen Hilton on the property located on 11 New York Ave. in the town of East Greenbush. The applicant is proposing to convert an existing single family home to a multi-family home, which is located in a R-2 Zoning District. This is in violation of the Town's Comprehensive Zoning Law which does not allow for a multi-family residence. Therefor the applicant is requesting Use Variance.

I visited the property on the afternoon of Saturday, February 20. I attempted to speak to six of the neighbors. I found that three of the neighbors were not home, but I was able to speak to the residents of three different properties. The residents that I spoke to were all supportive of the application to convert the property from a single family residence to a multi-family residence.

As I visited the neighborhood, it was clear that this neighborhood was constructed as single family homes. I found the property at 11 New York Ave to be in significant disrepair. I observed the garage was closed off by a retaining wall, in what appeared to be an attempt to use it as a permanent room within the house. The grounds were cluttered with rubbish, and there was a complete disregard for the general appearance of the property. I feel that converting this into a two-family structure would further negatively impact the character of this neighborhood, it is my recommendation that the use variance be denied at this time.



James R Giordano

2/24/16
date

Planning Board Member

02/19/2016

Zoning Board referral 1 Eileen Drive –

Special Use Permit (in-law apartment)

On February 18th, 2016 I visited 1 Eileen Drive and met with home owner Mark Almy whom seeks a Special Permit use permit for an in-law apartment.

His property is on a corner lot, the front of the home faces Eileen Drive and the side of the home faces Stephanie Ray Lane. They do not need an area variance, even though they are on a corner lot, he meets all setback requirements. The lot is heavily tree line on the opposite side of Stephanie Ray Lane, as well as the rear part of the property.

There will be little or no visual of the 600 sq foot addition once constructed, from neither the neighbor at 3 Eileen Drive nor the neighbor in the rear on Stephanie Ray.

Mr. Almy informed me that he is converting the house to gas from oil with only one electric meter for the home, the apartment will have a separate entrance and that no additional driveway is needed.

The only neighbor that I was able to talk with was the one next door at 3 Eileen Drive.

I informed her of Mr. Almy's intention on building an addition on the property of an In-law apartment and asked for her input. She told me that she rents the home and does not have an opinion on the property. This addition will have no effect on the neighborhood visually or traffic wise.

I am going to make a positive recommendation to Zoning Board for the Almy property at this time for a Special Use Permit (in-law apartment). I will put the stipulation in that once the in-law no longer occupies the apartment, it **cannot** be used as rental property and revert back to single family structure.

Michael Bottillo