

TOWN OF EAST GREENBUSH PLANNING BOARD

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

MEMORANDUM

PLANNING BOARD MEETING AGENDA MARCH 10, 2021

7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:

PUBLIC HEARINGS:

7:00 PM Town Center PDD Phase 1-Major Site Plan-580 Columbia Turnpike

7:00 PM Whelan-592 Elliot Road-Special Use Permit-Renovate basement for in-law apartment

OLD BUSINESS:

(21-04) Whelan-592 Elliot Road-Special Use Permit-Conditional Final Approval

(21-06) Phantom Fireworks-570 Columbia Turnpike-Temporary Fireworks Tent-
Conditional final approval

(21-07) Cristo-Old Troy Road-Lot Line Adjustment-Conditional Final Approval

(14-08) Deer Pond-Elliot Road-Major 62-lot Subdivision- Update-Tentative

(17-19a) Town Center PDD Phase 1-Major Site Plan-580 Columbia Trpk-Update

NEW BUSINESS:

(21-05) Gunfrey-15 Troy Road-SUP-Chiropractic Office-Presentation & Schedule Public
Hearing-Tentative

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal 2021-02-Rensselaer County Plaza-279 Troy Road (Grapes & Grains)-Area Variance-Sign-
report by John Conway

REVIEW & APPROVAL OF MEETING MINUTES:

February 24, 2021 meeting minutes

Notice Regarding Planning Board Meeting

Pursuant to Executive Order No. 202.1, issued by Governor Cuomo on March 12, 2020, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Planning Board will convene its March 10, 2021 Board Meeting remotely as follows:

The Board Meeting will commence at 7:00 PM and will be conducted through the use of Zoom, a web-based video conferencing tool with local, desktop client and smartphone applications that will allow the Planning Board members and those with business before the Board to participate electronically and remotely by audio and with or without a video connection.

In order that members of the public can view the proceedings, the meeting will be live-streamed on the Town's YouTube Channel. To view the Live Stream, go to the Town's YouTube Channel at https://www.youtube.com/channel/UCzStopZCsgZKn_GV0i1WalA.

Members of the public with questions and/or comments can send correspondence to info@eastgreenbush.org. Correspondence sent to this email will **not** be answered in real time.

Please note that this meeting will be conducted remotely only and will not be held at Town Hall, which is currently closed.

Pursuant to Executive Order No. 202.1, this meeting will be recorded and transcribed and posted to the Town's website.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the PLANNING BOARD of the Town of East Greenbush will hold a public hearing on March 10, 2021 beginning at 7:00 pm to consider the following matter:

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 4.31 of the Town's Comprehensive Zoning Law, on an application for the Town Center PDD Phase 1 Major Site Plan, the property located at 580 Columbia Turnpike, East Greenbush, NY, Tax Map # 166.-7-5, 166.-7-6.51 & 166.-7-3.5, which is Zoned PDD. The applicant proposes a mixed use development with commercial space fronting on Columbia Turnpike and a maximum of 78 apartment units. The project would consist of three (3) buildings, related parking lots and site amenities. The easterly front building would include approx. 12,800 SF of Commercial space on the first floor and 24 +/- apartment units above. The westerly front building would include approximately 9500 sf of commercial space on the first floor and 24 +/- apartment units above. The third building would be located in the rear of the site and would include approximately 30 apartment units, with no commercial space. Said Public Hearing will be held on Wednesday, March 10, 2021 at 7:00 PM. 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

Pursuant to Executive Order No. 202.1, issued by Governor Cuomo on March 12, 2020, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Planning Board will convene the public hearing remotely as follows:

The Public Hearing will commence at 7:00 pm and shall be conducted through the use of Zoom, a web-based video conferencing tool with local, desktop client and smartphone applications that will allow Board members and the public to participate electronically and remotely by audio and with or without a video connection. The meeting will also be live streamed on the Town's YouTube Channel.

To access the Board's public hearing, you have several options:

1. Go to www.zoom.us and download the free application. Once downloaded, enter 810 2658 0975 as the "Join Meeting" invitation code.
2. Click on <https://us02web.zoom.us/j/81026580975>
3. With a smartphone, utilize one click id: +16468769923, 810 2658 0975# US (New York)
4. Call +1 646 876 9923 with your phone, and then enter Meeting ID: 810 2658 0975.

Important notes for voice-only participants: Please note that when dialing in (voice only) you may experience time on hold until being admitted to the meeting. To protect the privacy of your phone number please call in dialing *67 before +1 646 876 9923.

To view the Live Stream, go to the Town's YouTube Channel at https://www.youtube.com/channel/UCzStopZCsgZKn_GV0i1WaIA.

Please note that this public hearing will be conducted remotely only and will not be held at Town Hall, which is currently closed. Please be patient upon joining the meeting. You will be provided instructions on how to deliver your comments once in the meeting.

Pursuant to Executive Order No. 202.1, this meeting will be recorded and transcribed and posted to the Town's website.

Written comment may be submitted to the Planning Board by email to aloveley@eastgreenbush.org or to the Planning Board, Town of East Greenbush, 225 Columbia Turnpike, Rensselaer, New York 12144 at any time prior to the hearing.

BY ORDER OF THE PLANNING BOARD
DATED MARCH 2, 2021
MATT MASTIN CHAIRMAN
PLANNING BOARD
TOWN OF EAST GREENBUSH

FOR ADDITIONAL INFORMATION REGARDING THIS ACTION CONTACT THE EAST GREENBUSH PLANNING AND ZONING DEPARTMENT BY EMAIL AT ALOVELY@EASTGREENBUSH.ORG.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the PLANNING BOARD of the Town of East Greenbush will hold a public hearing on March 10, 2021 beginning at 7:00 pm to consider the following matter:

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 3.11.1 of the Town's Comprehensive Zoning Law, on an application for a Special Use Permit for the property located at 592 Elliot Road, East Greenbush, NY, Tax Map # 167.-4-6.21, which is Zoned R-B. The applicant proposes the renovation of basement with an in-law apartment. The review of the proposed work requires a Special Use Permit per The Town's Comprehensive Zoning Law Section II Table II-A Use Schedule references an Accessory: dwelling unit requires a Special Use Permit in the R-B Zoning District. Said Public Hearing will be held on Wednesday, March 10, 2021 at 7:00 PM via Zoom. 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

Pursuant to Executive Order No. 202.1, issued by Governor Cuomo on March 12, 2020, and advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Planning Board will convene the public hearing remotely as follows:

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BY ORDER OF THE PLANNING BOARD
DATED MARCH 2, 2021
MATT MASTIN CHAIRMAN
PLANNING BOARD
TOWN OF EAST GREENBUSH

FOR ADDITIONAL INFORMATION REGARDING THIS ACTION CONTACT THE EAST GREENBUSH PLANNING AND ZONING DEPARTMENT BY EMAIL AT ALVELY@EASTGREENBUSH.ORG.