

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

EAST GREENBUSH PLANNING BOARD  
MEETING MINUTES  
October 11, 2017

**Members:**

Matt Mastin, Chairman  
Jim Moore  
Ralph Viola  
Jim Giordano

**Also Present:**

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairman Mastin called the meeting to order and determined that a quorum of four (4) members were present. Matt Polsinello, Mike Bottillo and Paul DiMascio were absent.

**PUBLIC HEARINGS:**

NONE

**NEW BUSINESS:**

**PIOGGIA-35/37 KATELYN PLACE-LOT LINE ADJUSTMENT (17-21)**

Mike Pioggia presented the Board the proposed lot line adjustment of 35/37 Katelyn Place. There was a parcel between them left as a “forever” wild parcel when Taylor Country Estates was built. The parcel then went to auction for back taxes. So the two neighbors purchased it and want to split it.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares itself Lead Agency and issues a Negative Declaration under SEQRA and grants conditional final approval of the proposed lot line adjustment prepared by Brewer Engineering, and dated September 21, 2017 with the following conditions:**

1. That the newly added property to lots 92 & 93 remain forever wild.
2. That approval of the lot line adjustment complies with the original subdivision restrictions and deed restrictions; if any.

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; J. Moore-YES; J. Giordano-YES; R. Viola –YES.

MOTION CARRIED BY A 4-0 VOTE

**OLD BUSINESS:**

**WITBECK-54 LOT CLUSTER SUBDIVISION-PHILLIPS ROAD (11-10A)  
REVIEW FOR PRELIMINARY PLAT & PRECONSTRUCTION APPROVAL:**

Steve Hart of Hart Engineering & Tyler Culberson were both present. Steve Hart stated that he has received minimal comments back from GPI, the Town's designated engineer reviewing the project. They have taken two proposed storm water ponds and have reduced them down to one pond. The road is the same, a loop horseshoe road with a water line and interior sidewalks. A cross connection is proposed to the soccer field on the other side of Phillips Road. There will be a deed restriction that every lot has a tree & a light pole. A paragraph should be added to the preliminary plat & preconstruction approval document that each homeowner provides a bond for the tree on each lot. Chairman Mastin asked the Board if they had any questions.

●Ralph Viola stated that the tree is mentioned on the site plan but that it doesn't say anything about the light and he is wondering where in the documents this will be located. Ralph feels it should be added on a specific plan sheet. Steve stated that these are on a detail sheet. Chairman Mastin asked if this could be provided to the Board.

●Jim Giordano asked if the area in the middle of the project in between the homes is all drainage. Steve Hart stated that the dark green area will stay green and it's also where a utility easement will exist for storm sewer and sanitary sewer. There is about 150 feet in between the rear of the homes. Chairman Mastin asked if there had been a public hearing on this. There was one in August of 2016.

●Jim Moore asked what the road width was and if the trees can be put in the right away, he said that there should be a mechanism in place to put the trees in the right of way. If the street lights proposed will be typical and if it there would be a conveyance of the common area.

Steve Hart stated that the road width is 28'; 12' travel lanes with a 2' wing gutter on each side and street lights will be typical.

Chairman Mastin commented that a comment needs to be added to the plans that states forever wild and also the Town will need access to the utilities. Steve Hart stated there would be easements.

●Ralph Viola stated that within this cluster subdivision, will the shape/styles of houses remain all the same? Steve Hart stated that a builder may have like six styles.

Chairman Mastin asked what the lots sizes were. Steve Hart stated 10,500 square feet.

●Jim Giordano asked how big the houses will be. Steve Hart stated approximately 1,800 sq. ft. Chairman Mastin stated that within the cluster provisions that 25% of the project needs to remain green. Another paragraph will need to be added to the preliminary plat & preconstruction approval document that stated that at least 25% of the project needs to remain forever wild.

●Jim Moore stated that if a dedicated front setback was required then the houses would all be uniform. He also asked what the caliper and species of tree would be. Steve Hart stated 2 ½ to 3 inch & deciduous tree. Chairman Mastin stated that the preliminary plat & preconstruction document is still being put together and should be ready by the next meeting.

**INFORMATIONAL ONLY:**

**K-MARTS- PROPOSED PROFESSIONAL OFFICES-164 COLUMBIA TURNPIKE**

Tyler Culberson and Steve Hart were present. Tyler stated that he has a client interested in the K-Mart building for professional offices. Tyler stated that the size of the building is 95,000 square feet on the K-Mart side and 27,000 square feet on the Big Lots size. There would be façade renovations, the service bay would be converted to windows. The parking lot would be resurfaced. There was talk about sidewalks along 9 & 20 and signage. Tyler Culberson would like two separate signs, one for Big Lots on their side and one on the office side but this would trigger a variance so they may just keep one sign. Chairman Mastin asked if there were any questions.

●Ralph Viola asked if the big windows in front would be staying and if it would be a 9 to 5 operation. Tyler Culberson stated that they will be more of a traditional style. Yes, for hours of operation. Tyler talked about landscaping along 9 & 20.

●Jim Giordano asked if they would keep the current parking lot configuration. Chairman Mastin stated that if they have 700 spaces and only need 650 that they could gain some landscaping.

●Jim Moore commented that the parking lot needs work and his comments were the same as the other Board members.

Joe Slater asked what zoning district this was in. Tyler stated B-1

Chairman Mastin asked if there were any further questions. There were none.

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Approval of the July 12, 2017, July 26, 2017 & September 27, 2017 meeting minutes tabled due to quorum issue.

**ADJOURNMENT:**

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

Respectfully Submitted

  
Alison Lovely, Planning Secretary