

# TOWN OF EAST GREENBUSH PLANNING BOARD

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

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## MEMORANDUM

### PLANNING BOARD MEETING AGENDA NOVEMBER 10, 2021 TOWN HALL, COMMUNITY ROOM

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

**PUBLIC HEARINGS:**

NONE

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

- (21-30) EW Birch Builders – 26 Mountain View Avenue –Proposed 4 lot Subdivision – Sketch Plat Presentation, Discussion & Initiate SEQR Coordination
- (21-31) DeJulio-40-44 Tanners Lane – Minor 2-lot Subdivision- Sketch Plat Presentation, Discussion, Classification & Initiate SEQR Coordination & Referral to ZBA
- (21-32) Greenbush Associates – 30 Tech Valley Drive-Lot Line Adjustment-Sketch Plat Presentation, address SEQR & review for conditional approval
- (21-33) Martin Electric – 164 Columbia Turnpike – Sketch Plan Presentation

**NEW ZBA REFERRALS:**

NONE

**NEW REPORTS:**

NONE

**REVIEW & APPROVAL OF MEETING MINUTES:**

*October 27, 2021 meeting minutes*

*\*To view application materials use the link below\**

<https://www.eastgreenbush.org/departments/planning-zoning/apps>

**E.W. BIRCH BUILDERS**  
**4-LOT SUBDIVISION**  
**26 MOUNTAINVIEW AVENUE**  
**NOVEMBER 10, 2021**

**MOTION to ACCEPT SKETCH PLAT AND CLASSIFY**  
**SUBDIVISION (21-30)**

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

**The Town of East Greenbush Planning Board hereby accepts the sketch plat and classifies the Sketch Plat prepared by London – Birch Group, Inc. dated February 16, 2021 last revised, August 31, 2021 as a Minor 4-lot Subdivision, with the following condition:**

- 1. In accordance with Section 2.B. of the Town’s Land Subdivision Regulations, the Planning Board requires that should the subdivision require the extension of any municipal facilities, the applicant shall comply with some or all of the requirements specified for Major Subdivisions, as it deems necessary for the protection of the public health, safety, and welfare.**

*End of Motion*

**E.W. BIRCH BUILDERS**  
**4-LOT SUBDIVISION**  
**26 MOUNTAINVIEW AVENUE**  
**NOVEMBER 10, 2021**

**MOTION for PLANNING BOARD TO DECLARE ITS INTENT TO**  
**SEEK LEAD AGENCY AND INITIATE A COORDINATED REVIEW**  
**UNDER SEQR (21-30)**

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

**The Town of East Greenbush Planning Board hereby**

- 1. Declares its intent to seek lead agency status in connection with a coordinated review of the project under SEQR. The Planning Board hereby directs that notices to all involved/interested agencies requesting their consent to designation of the Planning Board as lead agency for SEQRA of the project. The following involved and/or interested agencies under SEQRA have been identified:**

**Town of East Greenbush Department of Public Works**

**East Greenbush Fire District**

**NYSDEC**

**Rensselaer County Department of Public Health**

- 2. Declares this action as an Unlisted SEQR action in accordance with 6 CRR-NY 617.**

**DEJULIO**  
**MINOR 2-LOT SUBDIVISION**  
**40-44 TANNERS LANE**  
**NOVEMBER 10, 2021**

**MOTION to ACCEPT SKETCH PLAT AND CLASSIFY**  
**SUBDIVISION**  
**(21-31)**

MOTION: A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby accepts the sketch plat and classifies the Sketch Plat prepared by Brian R. Holbitter P.L.S. dated July 14, 2021 and last revised November , 2021 as a Minor 2-Lot Subdivision.**

*End of Motion*

**DEJULIO**  
**MINOR 2-LOT SUBDIVISION**  
**40-44 TANNERS LANE**  
**NOVEMBER 10, 2021**

**MOTION to PLANNING BOARD TO DECLARE ITS INTENT**  
**TO SEEK LEAD AGENCY AND INITIATE A COORDINATED**  
**REVIEW UNDER SEQR**  
**(21-31)**

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

**The Town of East Greenbush Planning Board hereby**

- 1. Declares its intent to seek lead agency status in connection with a coordinated review of the project under SEQR. The Planning Board hereby directs that notices to all involved/interested agencies requesting their consent to designation of the Planning Board as lead agency for SEQRA of the project. The following involved and/or interested agencies under SEQRA have been identified:**

**Town of East Greenbush Department of Public Works  
Clinton Heights Fire District  
NYSDEC**

**Rensselaer County Department of Public Health  
Town of East Greenbush Zoning Board of Appeals**

- 2. Declares this action as an Unlisted SEQR action in accordance with 6 CRR-NY 617.**

*End of Motion*

**DEJULIO**  
**MINOR 2-LOT SUBDIVISION**  
**40-44 TANNERS LANE**  
**NOVEMBER 10, 2021**

**MOTION to REFER TO ZONING BOARD OF APPEALS**  
**(21-31)**

MOTION: A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby determines that the plat as proposed would violate Section 2.6.6.E of the Town's Comprehensive Zoning Law, specifically:**

- **Proposed Lot #1, with a proposed area of 1.08 +/- acres, lacks appropriate width (frontage), having only 35.71 feet of width in violation of Section 2.6.6.E:**
  - **Area and Bulk Schedule in Residential District (R-2) requires a minimum lot width of 75 feet**
- **Proposed Lot #2, with a proposed area of 0.46 +/- acres lacks appropriate width (frontage), having only 39.35 feet of width in violation of Section 2.6.6.E:**
  - **Area and Bulk Schedule in Residential District (R-2) requires a minimum lot width of 75 feet**

**The Planning Board hereby refers this project to the Zoning Board of Appeals in accordance with New York State Town Law Section 277(6) and Section 4.2.4 of the Town's Comprehensive Zoning Law.**

*End of Motion*

**GREENBUSH ASSOCIATES, LLS**  
**LOT LINE ADJUSTMENT**  
**30 TECH VALLEY DRIVE**  
**NOVEMBER 10, 2021**

**MOTION for CONDITIONAL APPROVAL (21-32)**

MOTION: A motion was made by Chairman Mastin as follows:  
**The Town of East Greenbush Planning Board hereby:**

- 1. Classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5 (16) “granting of individual setback and lot line variances and adjustments”;**
- 2. Grants final approval of the proposed Lot Line Adjustment prepared by Hershberg & Hershberg and dated November 2, 2021, subject to the following:**
  - Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and**
  - All remaining fees are paid to the Town.**

*End of Motion*