

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 MARCH 11, 2020

Members:

Matt Mastin, Chairman
Ralph Viola
Jim Moore
Don Panton

Also Present:

Adam Yagelski, Director, Planning/Zoning
Joseph Slater, Planning Board Attorney
Alison Lovely, Planning & Zoning Secretary
Dalia Szarowicz, Planner

The meeting was held inside the red barn at the East Greenbush Town Park.

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of four (4) members were present. Chris Horne, Kurt Bergmann & Nancy Kupiec were absent.

OLD BUSINESS:

DEER POND-ELLIOT ROAD-MAJOR 62-LOT SUBDIVISION

(14-08)

Andy Brick representing the applicant was present. Andy Brick stated that there are still document and engineering issues to work out. Andy Brick talked about the history of the project, which is a 62 lot subdivision with 60 homes and 2 lots for stormwater. The site consists of 90 acres and has two access points proposed based on a traffic report and due to site distance. A total of 60 acres will be undisturbed due to wetlands. Andy Brick stated that they got both water & sewer extensions for the subdivision and a water tower will be constructed in the Northeast rear corner of the site for fire flows and for general flows for this site and to help the development on Huntswood Lane. Andy Brick stated the roads will be built to Town specs. Two ponds will be constructed on the parcel as well as a pump station constructed for the subdivision.

•Don Panton asked if there will there be natural gas lines servicing the subdivision. Andy Brick stated that he doesn't believe so.

Andy Brick stated there are basically three things holding them up from obtaining final approval.

1. Waiting on NYSDEC to sign off;
2. Waiting Rensselaer County Health to sign off on the water;
3. Waiting on Rensselaer County Highway to sign off.

•Ralph Viola asked if the water tank will be elevated and what the height of it is. Andy Brick stated that it would be elevated and is about 15' to 20' high.

Adam Yagelski stated that the water district approval was granted in 2018 but he doesn't think that the sewer district extension was ever approved.

Chairman Mastin stated this was an update only.

TOWN CENTER-580 COLUMBIA TRPK.-MAJOR SITE PLAN-PHASE 1

(17-19a)

Steve Hart & Tyler Culberson were both present. There was discussion on the Boulevard entrance. Steve Hart stated that there will be a 16' drive land on the right side with a 10' Boulevard in the middle and then 2-11' lanes exiting the site. Steve Hart stated that the sidewalks have been pushed up against the curbs now getting rid of the green area that was proposed in between the two. Large green areas are now proposed in those areas.

Three trees are being proposed within the boulevard. Steve Hart stated that the Fire Department has issues with trees in the middle of the boulevard due to the size and turning radius of the fire truck. Steve Hart stated that there is a change to Building B, it has been moved back further from the property line in order for a stormwater area to be constructed between the building and the roadway. Steve Hart stated that they are now proposing a two bay dumpster for the residential building and a two bay dumpster for the commercial building.

- Ralph Viola asked what they were thinking in regards to stormwater. Steve Hart stated possibly elevated with plantings in them.

Adam had two comments on the stormwater: 1. He assumes the plan factors in the redevelopment credit. Steve Hart stated yes it does 2. Have you given any thought on using the area across from the proposed road for stormwater. Steve Hart stated that they have but due to elevations there would only be so much they could feed over there, all of the water wants to run to Columbia Turnpike.

Chairman Mastin asked what kind of soil is located at the site. Steve Hart stated that the top is a fill and farther down is sand and soil.

- Jim Moore discussed plowing & the boulevard and asked if the Town Board had given any indication of when they would take over the road if ever and was that documented.

Steve Hart stated that the road will be built to Town standards and that's built into the PDD resolution.

- Jim Moore stated that in rotating Building B and the stormwater basin in that area becomes a landscape architecture project, it would be nice to see a summer/winter visual in options to it.

Steve Hart stated it's such a visual impact that they will do what they can to make it as attractive as possible.

Steve Hart stated that in regards to utilities (sanitary & sewer), they would be constructed on the left side of the roadway.

Chairman Mastin asked if everything would be underground. Steve Hart stated that was correct.

Adam Yagelski stated that the PDD was approved, that sketch plan & the SEQR process is complete and that the Town Board needs to accept the sketch plan.

Joe Slater asked if the application for preliminary site plan had been submitted. Steve Hart stated not yet.

- Jim Moore still wants to talk about the second curb cut. Steve Hart stated that it's a left out only.

Tyler Culberson stated that they think it will be good for delivery trucks and also depends on what might go into that side of the building.

- Jim Moore stated that he still has concerns with access management on Columbia Turnpike.

Steve Hart talked about snow storage & having charging stations for vehicles as well as each building having bike storage and there is a bike rack proposed in front of Building A.

Steve Hart stated that they need to provide ADA access to the back of the building (Columbia Turnpike side).

Chairman Mastin asked how much more detail would be needed before the public hearing. Joe Slater stated that they need to submit the preliminary site plan prior to the Board holding a public hearing.

Adam Yagelski asked Steve Hart to talk about the curbed islands in the parking lot. Steve Hart stated that they are 18' wide x 2' deep and the code calls for longer but they are worried about traffic circulation.

- Jim Moore stated he likes a longer contiguous greenspace.

- Ralph Viola asked if the boulevard entrance area would have street lights in it. Steve Hart stated due to the fire trucks they are not sure if they will put some type of lower light in. Tyler Culberson added that the fire department was critical about the light poles.

Adam Yagelski stated that if the road is going to be turned over that they will need to figure out a maintenance plan on the lights.

Tyler Culberson handed out draft elevations. Tyler talked about the patio space needing a ramp for ADA access. Also, both buildings will have a flat roof with parapets. Building A is 180' on Columbia Turnpike.

Chairman Mastin asked if the building was taller than George Shannon's building at the Pinecrest development. Tyler Culberson stated yes as its three stories.

•Jim Moore commented on the on area with the windows in between the two ADA ramps and thought something could be down there to make it look it better.

•Ralph Viola stated that a small eve or something to break up the commercial 1st floor with the residential floors.

Chairman Mastin asked if they will show landscaping on the next renderings. Tyler Culberson stated yes they will.

•Don Panton asked if there were any plan of stairs off of the ramps. Tyler Culberson stated that they will have to look at concepts.

•Don Panton asked how far is the front of building A from the edge of curb. Tyler Culberson stated 35'. Chairman Mastin stated that this was an update only.

PHEASANT HOLLOW-2670 PHILLIPS ROAD-MAJOR 10 LOT CLUSTER SUBDIVISION (19-18)

Steve Hart from Hart Engineering stated that they are working on the landscaping and that there will be deed restrictions on the green area. Adam stated that he thinks Nan's (Town Designated Engineer) comment is more about the rural aspect of the road.

•Jim Moore asked if there was any possibility to preserve the green area up against Phillips Road edge along the stormwater basin. Steve Hart stated that there is limited clearing and its open where the stormwater basin is being proposed.

MOTION: A motion was made by Chairman Moore as follows: **A Public Hearing is hereby scheduled for March 25, 2020 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Don Panton & roll called as follows:

M. Mastin-YES; J. Moore-YES; R. Viola-YES; D. Panton-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW BUSINESS:

TURNPIKE REDEVELOPMENT-164 COLUMBIA TRPK.-SITE PLAN MOD. (20-04)

Steve Hart of Hart Engineering presented the proposal to the Board. The building consists of 27,000 square feet and Martin Electric currently utilizes 20,000 square feet. There is a Gymnastics studio that wants to use 5,500 square feet with the balance being used as office space for Martin Electric. The Gymnastics studio will be open Monday-Friday from 3pm to 8pm and Saturdays from 8am to 12pm. Steve hart stated that parking should be fine as those are off hours from Martin Electric. Everything is internal except for a sign.

•Don Panton asked if Martin Electric is still going to be located in Sherwood Park. Steve Hart stated no they will not.

Chairman Mastin asked David Terpening if there have been any significant issues with the garage in the rear of the property as his residence is adjacent to the garage. Mr. Terpening stated that yes there are and he will be presenting it to the Town Board shortly.

A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plan dated February 14, 2020 by Hart Engineering for the proposed site plan modification.**

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; J. Moore-YES; R. Viola-YES; D. Panton-YES.

MOTION CARRIED BY A 4-0 VOTE

HERTZEL-19 BRUEN COURT-SPECIAL USE PERMIT-HOME OCCUPATION (20-05)

Chairman Mastin stated that the applicant isn't present tonight, but read the applicant's narrative for the Board's knowledge. Chairman Mastin stated that the action tonight is to schedule a public hearing as the applicant requires a Special Use Permit for a Home Occupation consisting of the repairing and restoring of modern and antique guns in the R-2 Zoning District. The applicant would also have a federal firearms license so that he could sell firearms online and at gun shows as required by the ATF. The applicant would not be selling any firearms at the property and no changes would be made to the property.

A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby schedules a Public Hearing for April 8, 2020 @ the East Greenbush Town Hall @ 7:05 PM.**

Jim Moore & roll called as follows:

M. Mastin-YES; J. Moore-YES; R. Viola-YES; D. Panton-YES.

MOTION CARRIED BY A 4-0 VOTE

WORKSHOPS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2020-03-Guay-733 Columbia Turnpike-2 Area Variances-Garage-report due at March 25, 2020 meeting-assigned to Jim Moore

ZBA Appeal #2020-04-Schuurman-46 New York Avenue-Area Variance-Single Family Dwelling-Frontage- report due at March 25, 2020 meeting-assigned to Ralph Viola

NEW ZBA REFERRALS:

NONE

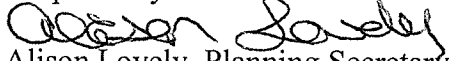
REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the February 26, 2020 & March 11, 2020 meeting minutes

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Jim Moore. Motion carried by a 4-0 vote.

Respectfully Submitted


Alison Lovely, Planning Secretary