

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 JULY 26, 2023

MEETING WILL BE HELD IN THE
COMMUNITY ROOM AT TOWN HALL

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

- (20-11) Carver Court-Upper Mannix Road – Major 110-Lot Cluster Subdivision - Request for 90-day Extension
(23-16) Golden Grain-118 Troy Road-Minor Site Plan/SUP-Parking Lot Addition- Accept Sketch Plan, SEQR Classification, Schedule PH for SUP

NEW BUSINESS:

NONE

NEW ZBA REPORTS:

- ZBA Appeal #2023-07-Vitale-41 Rose Lane-Area Variance-Shed-Report by Robert Jucha
ZBA Appeal #2023-08-580 Columbia Turnpike LLC.-578 Columbia Turnpike (Bldg. F)-Area Variance-Sign-Report by Ralph Viola

NEW ZBA REFERRALS:

NONE

REVIEW & APPROVAL OF MEETING MINUTES:

July 12, 2023 meeting minutes

*To view application materials use this link: <https://www.eastgreenbush.org/departments/planning-zoning/apps>

CARVER COURT
MAJOR 110-LOT CLUSTER SUBDIVISION
MOTION TO GRANT EXTENSION TO SATISFY
CONDITIONS WITHIN THE PRELIMINARY PLAT
APPROVAL
JULY 26, 2023
(20-11)

WHEREAS, the Town of East Greenbush Planning Board granted conditional preliminary plat and preconstruction approval for the 110-lot cluster subdivision in the Town of East Greenbush, known as Carver Court, prepared by Brett Steenburgh, PE, PLLC, dated February 15, 2021 most recently revised January 25, 2022; and

WHEREAS, the conditional final plat approval dated February 9, 2022, required the applicant to satisfy conditions within 180 calendar days of the resolution; and

WHEREAS, in accordance with Article IV, Section 5 (E)(2) of the Town's Subdivision Regulations, conditions described in the aforementioned conditional preliminary plat and pre-construction approval resolution must be satisfied by the applicant within one hundred eighty (180) days after the date of the resolution, February 9, 2022; and

WHEREAS, the applicant may be granted periods of extension not to exceed ninety (90) days each upon written request of the applicant and by mutual consent; and

WHEREAS, the Planning Board did grant a ninety (90) day extension beginning August 10, 2022 and expiring November 8, 2022; and

WHEREAS, the Planning Board did grant a ninety (90) day extension beginning November 9, 2022 and expiring February 7, 2023; and

WHEREAS, the Planning Board did grant a ninety (90) day extension beginning February 8, 2023 and expiring May 9, 2023; and

WHEREAS, the Planning Board did grant a ninety (90) day extension beginning May 10, 2023 and expiring August 8, 2023; and

WHEREAS, the Planning Board did receive written request for an additional ninety (90) day extension from the applicant dated July 10, 2023; and

NOW, THEREFORE, BE IT RESOLVED that the Town of East Greenbush Planning Board hereby grants an extension to the applicant to satisfy the conditions within the preliminary plat approval in accordance with Article IV, Section 5 (E)(2) of the Town's

Subdivision Regulations which allows for the Planning Board to extend the time within which a conditionally approved plat may be submitted for signature, if in its opinion such extension is warranted, for a period not to exceed ninety (90) days; and

Be it further

RESOLVED that the Planning Board hereby grants an extension of conditional approval in accordance with Article IV, Section 5 (E)(2) of the Town's Subdivision Regulations commencing on August 8, 2023 until November 6, 2023.

DRAFT

GOLDEN GRAIN
MINOR SITE PLAN
& SPECIAL USE PERMIT
118 TROY ROAD
JULY 26, 2023

MOTION to ACCEPT SKETCH PLAN
(23-16)

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

1. **Determines this action to be a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(18): Reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.**
2. **Accepts the sketch plan prepared by as depicted on the site plan prepared by Advance Engineering dated October 28, 2022.**

MOTION to SCHEDULE PUBLIC HEARING
SPECIAL USE PERMIT
(23-16)

MOTION: A motion was made by Chairman Mastin as follows:
The Town of East Greenbush Planning Board hereby schedules a Public Hearing related to the proposed Special Use Permit for August 9, 2023 at the East Greenbush Town Hall at 7:00 PM.

End of Motion