

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 FEBRUARY 10, 2021

Members:

Matt Mastin, Chairman
Ralph Viola
Don Pantan
Chris Horne
Kurt Bergmann
John Conway

Also Present:

Alison Lovely, Secretary, Planning/Zoning
Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of Planning & Zoning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present.

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 February 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.

PUBLIC HEARING:

SCHURMAN-START AVENUE-MINOR 2-LOT SUBDIVISION

(21-01)

Chairman Mastin read the legal notice:

PLEASE TAKE NOTICE that the PLANNING BOARD of the Town of East Greenbush will hold a public hearing on February 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 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Dave Schuurman for a Minor 2- Lot Subdivision called the "Start Avenue Minor 2-lot Subdivision". Proposed lot 1 consists of 0.198 +/- acres for a proposed building lot. Proposed lot 2 consists of 0.194 +/- acres for a building lot. The property is located in the R-2, Residential Zoning District, Tax Map # 166.14-16-11. Said Public Hearing will be held on Wednesday, February 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_GV0i1WalA.

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 FEBRUARY 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.

Chairman Mastin asked if the applicant was present. Dave Schuurman stated that he was present. Cindi Elliott was also present to represent the applicant. Cindi Elliott stated that Dave Schuurman owns property on Start Avenue which she referred to as #23, which is 150' wide & wants to subdivide it into two lots, which it is currently vacant. It meets the 75' frontage for each lot. Proposed lot 1 consists of 0.198 +/- acres for a proposed building lot. Proposed lot 2 consists of 0.194 +/- acres for a building lot. Cindi Elliott stated that they have to do a drainage study, she used the EAF Mapper and will be submitting that.

Chairman Mastin asked if any of the Board had any comments/questions.

- Ralph Viola asked how they will be addressing the drainage, specifically the water shed off the roof as well as surface run off. Cindi Elliott stated that she has an Engineer that will be going out with them to do a topo and drainage plan for both lots. Cindi Elliot stated that they will look at that and include that in their drainage plan.
- Kurt Bergmann just wanted to make sure that the drainage is addressed and doesn't affect the neighbors on either side.
- Don Pantan asked if there was a slope to the property. Cindi Elliott stated not really, it's fairly flat.
- John Conway asked about the timing of the drainage study and if they are waiting for the snow to thaw to do it. Cindi Elliott stated she would like to see the ground a bit but are hoping to get out there as soon as possible.

Chairman Mastin asked Adam Yagelski if there was any public comment. Chairman Mastin asked if there was anyone present to speak in favor of or opposition to the project. There was no one present to speak in either favor or opposition.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board hereby closes the public hearing.**

Seconded by Don Pantan & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Pantan-YES; J. Conway-YES.

MOTION CARRIED BY A 6-0 VOTE

OLD BUSINESS:

DEER POND-ELLIOT ROAD-MAJOR 62 LOT SUBDIVISION-UPDATE (14-08)

Adam Yagelski stated that they have received a final plat application from the applicant. Adam Yagelski stated that the major items have been completed which included: NYSDEC sign off, Rensselaer County Health Department sign off, DPW Commissioner of Public Works issued a letter with conditions & Rensselaer County Highway approval. Adam Yagelski stated that there are still a couple of lingering items, like the will serve letter on the utilities from National Grid, but they don't usually provide that until the final plat is filed. Adam Yagelski stated that they received a letter from the school district & a certificate of title. Adam Yagelski stated that the proposal tonight is to accept/acknowledge the application which starts a 45 day clock for the Planning Board to act on the application. Adam Yagelski stated that he spoke with the Army Corp of Engineers and there were a few conditions including filing, deed restrictions & mitigation, so the final plat approval will be conditioned.

•Chris Horne stated that this is the first time she’s heard about the Army Corp review & thinks this is more than a punch list item to be taken care of in 45 days. Adam Yagelski stated that was a condition of the preliminary plat approval and they did get coverage, however the coverage had conditions. Andy Brick spoke and stated that they do have coverage under the 2018 permit, that permit requires two things: 1) File the covenant restrictions on the property to protect the wetland areas that they won’t be disturbing, and 2) create a mitigation area onset to offset the impacts to the wetlands.

Chairman Mastin asked if any of the Board members if they had any questions.

•Don Panton asked if the mitigation area can be anywhere on the property and if it was near Elliot Road. Andy Brick stated that there is no requirement where it’s located and there will be discussions where the best location for it is. Adam Yagelski stated that the way it’s proposed right now, it’s behind the existing house and near the existing pond on the property.

MOTION: A motion was made by Chairman Mastin as follows: Whereas the Town of East Greenbush Planning Board granted conditional preliminary plat & preconstruction approval of the above mentioned subdivision on April 11, 2018;

And whereas the Planning Board granted conditional preliminary plat approval on April 11, 2018;

And whereas in accordance with the Planning Board’s conditional preliminary plat approval and Article IV, Section 5 of the Town’s Subdivision Regulations, the final plat and other supplementary documents shall be filed with the Clerk of the Planning Board, within 180 days after preliminary plat approval;

And whereas the Planning Board last granted an extension of conditional approval in accordance with Article IV, Section 5 of the Town’s Subdivision Regulations commencing on December 9, 2020 until February 10, 2021.

And whereas on February 5, 2021 the Applicant filed an application for final plat approval, including a revised final plat prepared by Boswell Engineering dated December 3, 2015, and recently revised January 2021 and related materials.

Be it resolved that the Town of East Greenbush Planning Board hereby acknowledges receipt of the final plat and supplementary documents submitted by the Applicant in accordance with Article IV, Section 5 of the Town’s Subdivision Regulations.

Seconded by Don Panton & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-YES.

MOTION CARRIED BY A 6-0 VOTE

NEW BUSINESS:

NONE

PLANNING AND ZONING UPDATE:

Gilligan Road Complete Streets Feasibility Study:

Adam Yagelski stated that he was a little behind in getting the Board the draft report & presentation. So he was asking if anyone has any comments tonight. Chairman Mastin asked what the time frame was for getting comments to him. Adam Yagelski stated that his aim is to get the technical stuff and put the feasibility study together for the end of March and get it in front of the Town Board for April.

•Kurt Bergmann asked if there was a way to have the sidewalk all on one side of the street. Adam Yagelski stated that there are right away constraints.

•Ralph Viola stated that they don't have the proper site distance where the crosswalk is proposed & should be reviewed more & also feels that the DPW entrance should be looked at.

Adam Yagelski asked the Board if they wanted to see the draft of the feasibility study and draft of the drawings once he receives them. The Board stated that they would.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the January 27, 2021 meeting minutes as is.

Seconded by Kurt Bergmann. Motion carried by a 6-0 vote.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.

Seconded by Kurt Bergmann. Motion carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary