

# TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES SEPTEMBER 28, 2016

#### Members:

Matt Mastin, Chairman  
Matt Polsinello  
Mike Bottillo  
Ralph Viola  
Jim Moore

#### Also Present:

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney  
Tony Manfredi, Director of Planning

#### CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Jim Giordano and Paul DiMascio was absent.

#### REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the September 14, 2016 meeting minutes as is. Seconded by Matt Polsinello. Motion carried by a 5-0 vote.

#### PUBLIC HEARING:

#### KRILL-876 LUTHER ROAD-MINOR 2-LOT SUBDIVISION

(16-08)

Chairman Mastin read the Legal Notice.

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 Peter and Deborah Krill for a Minor 2- Lot Subdivision called the "Krill 2 Lot Subdivision". Lot 1 consists of 3.76 +/- acres and has an existing house on it. Lot 2 consists of 2.41 +/- acres. The property is located in the R-B, Residential Buffer Zoning District, Tax Map # 156.-3-46.12. Said Public Hearing will be held on Wednesday, September 28, 2016 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. 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

Deborah Krill stated that the lot consists of 6 acres and she is proposing a 2 lot subdivision. She would like to sell one lot. She provided the Board with a new map that shows the flag lot with 45' width. Chairman Mastin asked if calculations have been done to the flag lot for the rest of the land so it meets all of the zoning requirements. Tony Manfredi stated that yes and that the frontage meets the minimum and a condition has been set forth for approval which relates to NYSDOT regarding needing a highway work permit. Chairman Mastin asked if anyone had any comments regarding the proposal. There were none. Chairman Mastin asked the Board if they had any comments.

- Matt Polsinello asked if the note regarding the shared driveway isn't going to be a requirement by the Board, it just triggers something on NYSDOT's end. Tony Manfredi stated that it's up to NYSDOT after they review it.
- Ralph Viola asked if the flag lot calculation is correct and what it consists of.
- Chairman Mastin asked if it's 1 ½ times the flag pole. Tony Manfredi stated it's his understanding that the lot being created must be at least 1 ½ times the size of the remaining frontage parcel.

Chairman Mastin asked if there was anyone present to speak in favor or opposition of the proposed subdivision. No one spoke in favor or opposition.

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

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

**OLD BUSINESS:**

**KRILL-876 LUTHER ROAD-MINOR 2-LOT SUBDIVISION**

(16-08)

MOTION: A motion was made by Chairman Mastin as follows: **The Town Planning Board and Project Review Team have taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant’s proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water management and hereby issues a Negative Declaration under SEQRA**

Seconded by Jim Moore & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following;**

- **Satisfying outstanding technical details as determined by the town planning department; and**
- **All remaining fees are paid to the Town.**
- **That applicant coordinate with NYS DOT on highway curb cut and obtain a NYS DOT highway work permit for all work within the highway right-of way. Any coordination that may be required with the neighboring property owner as a result of NYS DOT review shall be the responsibility of the applicant. Furthermore this approval is conditioned on the applicant providing a driveway design that complies with town standards.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

**EAST GREENBUSH TECH PARK SECTION 2 PHASE-TECH VALLEY DRIVE (05-49B)**  
**UPDATE ONLY:**

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Paul & Art Dombrowski who were also present. Bill Mafrici, from Hershberg and Hershberg was also present. Steve Hart stated there has been lots of progress on this project. This project is Phase 2 of a PDD, which consists of 52 acres and the proposal is a continuation of the roadway and four buildings. The applicant is also looking for site plan approval of a 37,000 square foot building with the road. This phase consists of approximately 270,000 square foot of total building area. There is a small silver of wetlands that the applicant has a permit for that expires on March 23, 2017. Chairman Mastin asked how the environmental impacts can be studied if the applicant isn't sure what is going in there. Bill Mafrici stated that this was done generically on the mixed use of the square footage their proposing in relation to what they have in Phase 1.

- Chairman Mastin asked what amenities they are proposing. Steve Hart stated that they need to discuss this. Tony Manfredi also stated that they need to have a discussion on the amenities. Steve Hart stated that there are 7,500 square foot of trails throughout the entire project. Another amenity is a connection to Columbia High School for emergency access.
- Matt Polsinello asked if there was a reason not to loop out to Mannix Road. Art Dombrowski stated that they are trying to keep through traffic out.
- Jim Moore stated that he is concerned with the two parallel roads, he's concerned about safety. He would also like to see the landscape buffer increased from 30' to 60', due to the proposed buildings proximity to Mannix Road. Steve Hart stated that they are proposing approximately 50 5'-6' tall white Birch for screening & Art Dombrowski stated that the property will be pretty heavily landscaped in that area with shrubs as well. Steve stated that the wetlands have forced the location of the roadway closer to Mannix Road. Jim feels there should be more landscaping in the proposed parking area for the new building site. Jim inquired as to the height of vegetation in the wetland area. Art stated that the vegetation is dense. Jim asked how long the Rensselaer Tech Park Road is. Art stated that it's pretty long. Jim asked if they are using Type 2 landscaping. Tony Manfredi stated that yes, it's standard.
- Chairman Mastin asked if this project is going through a traffic study. Art Dombrowski stated that the traffic study is complete. Tony Manfredi stated that they are waiting on comments. Chairman Mastin asked if the emergency access to the school is located in the soccer field. Bill Mafrici stated that it is the closest point for the school. Chairman Mastin stated that he would like to see other projects in the area put on the proposed map. Chairman Mastin asked if they were building a new pump station. Bill Mafrici stated that no, they would be connecting to HANYS pump station which then goes to Third Avenue.
- Matt Polsinello asked if Tech Valley Drive is private or if it's a Town Road. Art Dombrowski stated that it's a Town Road. Matt Polsinello asked if the applicant had to connect to Mannix Road, could they. Art Dombrowski stated that yes they could.
- Ralph asked if there is a reason why the applicant isn't aligning the cul de sac with the emergency access road with Round Road off of Mannix Road. Bill Mafrici stated their trying to keep it away from residences.
- Bill Mafrici stated that another amenity is an easement for future connections for water/sewer in the public right away for residents on Mannix Road.

Chairman Mastin asked if there was anything else. There was not. He stated this was an update only.

**NEW BUSINESS:**

**LAPINSKI DENTAL-114 TROY ROAD-SITE PLAN MOD & LOT LINE ADJ. (16-10)**

Steve Hart of Hart Engineering presented the proposal to the Board which is a lot line adjustment and a minor site plan modification to add additional parking to their site. Daryl Bart & Joe Lapinski, the owners were also present. Steve Hart stated that the existing site consists of approximately ¼ acre with a building and cumbersome parking lot. Steve Hart stated that the owners have a contract to purchase a piece of property from the neighbor to their rear at 12 Paul Street for additional parking of approximately 4,000 square feet. The dental office sits in the PPB zone and the residence to the rear is in the R-2 Zone. Steve Hart stated that the applicant would gain approximately 8 parking spaces and would screen the rear of the site with a fence, bushes and lighting and a dry well in the middle of the parking lot for drainage. Steve Hart stated that they are proposing enhanced landscaping as opposed to going to the Zoning Board. There is 25% existing landscaping.

- Chairman Mastin asked if there were any issues with the lot that's left, or the house. Steve Hart stated that no, the lot and house meet the requirements for zoning. Chairman Mastin asked if they were adding any lighting. Joe Lapinski stated that yes probably 10'.
- Ralph Viola asked if they have a dumpster. Daryl Bart stated that no, they don't have much trash.
- Jim Moore asked if the buffer could be 20' instead of 10' on each side of the lot so that more landscaping could be placed on the site. Steve Hart stated that they would lose 4 parking spaces if they increased the buffer.
- Matt Polsinello asked if customers enter the building from the rear. Daryl Bart stated that is correct.
- Ralph Viola asked if they're going to lose the one maple tree on the plan. Steve Hart stated that is correct.

Chairman Mastin stated that it might be helpful to plant a tree on the residential side and then install a fence with landscaping buffer on the business side.

**MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated September 7, 2016 by Hart Engineering for the proposed site plan modification.**

**Seconded by Ralph Viola & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.**

**MOTION CARRIED BY A 5-0 VOTE**

**MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plat dated September 7, 2016 by Hart Engineering for the proposed lot line adjustment.**

**Seconded by Mike Bottillo & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.**

**MOTION CARRIED BY A 5-0 VOTE**

**CALDWELL/FORREST/KOSPA-RIDGE RD.-3 LOT SUBDIVISION** (16-11)

Shawn Caldwell presented the proposal to the Board and state that the lot consists of approximately 70 acres. The proposal is for 3 lots, one 15 acres lot for him, one 7 acre lot for Forrest and then the remaining lands of approximately 47.8 acres left vacant for Kospa. Ralph Viola asked if there will be buildings on parcels 1 & 2. Shawn stated that there would be. Chairman Mastin asked if the Board had any questions. There were none.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, May 23, 2007, prepared by R. Sardo Land Surveying for the proposed 3-lot minor subdivision.**

Seconded by Jim Moore & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

**MOTION CARRIED BY A 5-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board has determined the project an Unlisted Action and hereby declares itself Lead Agency in connection with a coordinated review under SEQRA.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

**MOTION CARRIED BY A 5-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for October 12, 2016 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

**MOTION CARRIED BY A 5-0 VOTE**

**FUCILLO FORD-634 COLUMBIA TRPK-MAJOR SITE PLAN** (16-12)

Steve Hart of Hart Engineering presented the proposal to the Board. The current building consists of 11,000 square feet and the proposal is to knock down the existing building and build an approximately 22,000 square foot building. There is currently 32% of greenspace. Water and sewer are available. Steve stated that a SWPPP will be done and that an underground retention area will exist for storm water runoff.

- Chairman Mastin asked what the buffer to the road is as in all the dealerships in Town the cars are parked real close to the road. Steve Hart stated he believes 5'. Chairman Mastin asked if there were any plants in front of the site. Steve Hart stated there are not.
- Jim Moore asked if any 9 & 20 improvements are proposed and if there are any sidewalks. Tony Manfredi stated there are none for both.
- Ralph Viola asked if there will be a car wash in the facility. Steve Hart stated he wasn't sure. Ralph stated he'd like to see a fence with columns and plantings in front of where the parking areas would be.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated December 15, 2016, & last revised May 5, 2016 prepared by Hart Engineering for the proposed major site plan.**

**Seconded by Ralph Viola & roll called as follows:**

**M. Mastin-YES; M. Polsinello-Abstain; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.**

**MOTION CARRIED BY A 4-0-1 VOTE**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review and that the determine the proposed project as a Type 1 Action under SEQRA.**

**Seconded by Ralph Viola & roll called as follows:**

**M. Mastin-YES; M. Polsinello-Abstain; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.**

**MOTION CARRIED BY A 4-0-1 VOTE**

**UABDC-1/2 CARPINELLO ROAD-MINOR SITE PLAN (16-13)**

Steve Hart presented the proposal to the Board. The site is located on Carpinello Road and consists of approximately 43 acres. The proposal is to clear approximately 6 acres of trees. Steve Hart wants it clear so he can get an accurate topography of the site.

- Jim Moore asked if it slopes off beyond the 6 acres, specifically any issues with runoff beyond the 6 acres that are going to be disturbed and how will it be maintained. Steve Hart stated that he has to look into that as they are leaving the stumps in the ground for now.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated August 26, 2016 by Hart Engineering for the proposed minor site plan.**

**Seconded by Matt Polsinello & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.**

**MOTION CARRIED BY A 5-0VOTE**

**OTHER:**

Tony Manfredi gave the Board an update regarding Regeneron.

Jim Moore stated that he talked with Kurt Bergmann who lives behind where the proposed solar farm was proposed and Jim is wondering if the Planning Board can improve on the information that the Board is given for giving the Zoning Board recommendations on variances, maybe something as part of the application. Tony Manfredi stated that it's not part of zoning, but we can certainly look into it.

Ralph Viola stated that there is something troubling him in regards to Regeneron. He finds it troubling that the site plans for the Tempel Lane project have been out to bid for two weeks and that the Planning Board hasn't seen anything.

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Mike Bottillo. Carried by a 5-0 vote.

Respectfully Submitted  
Alison Lovely, Planning Secretary

A handwritten signature in black ink, appearing to read "Alison Lovely", written in a cursive style.