

TOWN OF EAST GREENBUSH PLANNING BOARD

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MEMORANDUM

EAST GREENBUSH PLANNING BOARD MEETING MINUTES December 27, 2017

Members:

Matt Mastin, Chairman
Mike Bottillo
Jim Moore
Ralph Viola
Nancy Kupiec

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Matt Polsinello was absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

UABDC-5 UNIVERSITY PLACE-PARKING LOT-SITE PLAN MOD. (17-07)

John Montagne of GPI presented the project to the Board. John Montagne stated that he's hoping to get approval tonight for the parking lot expansion. The main north lot consists of 235 spaces and would improve the drainage, landscaping, lighting and then another lot on the east side next to the CRC building. The proposal would be for short term parking only, which would be a small reserve lot for physicians and researchers. The main lot will be expanded by 20%. Mr. Montagne has asked the board to consider alternate landscaping options as the lot could be a building or parking garage in the future. Mr. Montagne stated that he would like to place more landscaping around the perimeter of the site along Discovery Drive and only put islands along the main drive, there are four existing trees along Discovery Drive. He would like to keep the center of the parking lot clear.

●Chairman Mastin asked how the proposed landscaping compares with Zoning. John Montagne feels that what they have proposed meets the quality of landscaping and would be enough for the full expansion.

●Ralph Viola asked if the applicant had plans for the Board to see. John Montagne passed out the packets he brought.

●Chairman Mastin asked if Carpinello Road would disappear & if the landscaping proposed also includes the lot out near Columbia Turnpike. John Montagne stated that Carpinello Road would still be a service Drive, but not used for through traffic and that the lot up near Columbia Turnpike is independent and has its own landscaping associated with it.

●Ralph Viola stated he sees pedestrian walks on the plan and asked if the building the people will be going to is across Discovery Drive and also if there was any lighting proposed from the parking lot along the walkway. Mr. Montagne responded that everything across Discovery Drive is Regeneron and there are existing lights along the walkway.

●Chairman Mastin asked if the entire parking lot would be upgraded and if a SWPPP was done. John Montagne stated that is correct, that the storm water management design is based on the entire lot being regraded, and that MJ Engineering completed the SWPPP..

● Nancy Kupiec asked if there were maintenance garages. John Montagne showed Nancy on the map where they were located.

Chairman Mastin asked if there were any comments.

● Jim Moore stated he feels that the landscaping is a significant improvement and is a fair trade off for the interior parts of the parking lot that aren't landscaped.

● Jim Moore asked if the parking lights were cut off. John Montagne stated that they will all be cut off and are LED lights.

Joe Slater stated that MJ Engineering did provide a letter that they were reviewing the SWPPP and site plan and that all technical issues were resolved.

MOTION: A motion was made by Chairman Mastin as follows: **The Town Planning Board has taken a "hard look" at the potential environmental impacts of this project by carefully considering and reviewing the 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. Bottillo-YES; J. Moore-YES; R. Viola -YES;
N. Kupiec-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 of the Site Plan Modification as depicted on the plans prepared by GPI and dated 10/30/17, subject to the following:**

- **Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning Department; and**
- **All remaining fees are paid to the Town.**

Seconded by Jim Moore & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

COVERED BRIDGE- MICHAEL ROAD-PDD/MAJOR SITE PLAN

(13-09)

Chairman Mastin stated that nothing has changed with the project but there is a debate on the number of units supported by the market study. Tonight is a discussion of that study. Dom Arico and Armand Quadrini were both present. Dom Arico stated that the letter from GAR who did the market study shows a phased approach but financially requires approval of the whole project. Dom Arico then discussed the phasing plan. Dom stated that Phase 2 needs to be built in order to make Phase 1 work. The first phase would be building the bridge. Dom Arico also discussed the trails, riding stable, stocked pond and realignment of Michael's Road. Chairman Mastin asked what the implications were if Phase 2 isn't approved. Joe Slater stated that the applicant should go in

front of the Town Board since there are new members and explain the phasing plan to them. Joe Slater suggested that the applicant provide the Town Board with building renderings and the bridge. Jim Moore asked about the maximum slope of the access drive. Dom Arico stated it is 10%.

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2017-20-Ming-5 Sunset Lane-2 Area Variances - Proposes construction of a 12' x 18' shed in the front yard with a proposed front setback of 15'. -assigned to Mike Bottillo

Mike Bottillo stated that the applicant is looking to place a 12' x 18' shed on the side of her house which is considered the front yard with a 15' front setback from Sunset Lane. Mr. Bottillo stated there is no other location to place the shed due to a steep slope in the rear yard. Mr. Bottillo stated that the only neighbor that would be really affected by the shed would be the house across the street. Mr. Bottillo stopped two different times to talk to that neighbor but they were never home. *See attached report for further details.

MOTION: A motion was made by Mike Bottillo as follows: **The Town of East Greenbush Planning Board hereby provides a positive recommendation to the Zoning Board to grant the 2 Area Variances for the proposed 12' x 18' shed in the front yard, with a 15' front setback.**

Seconded by Chairman Mastin & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore-YES. R. Viola-YES; N.Kupiec-YES.

MOTION CARRIED BY A 5-0 VOTE

ZBA Appeal #2017-21-Pet Supplies Plus-501 Columbia Turnpike- Area Variance-Proposal to install sign wall mounted sign larger than allowed-report by Matt Polsinello-postponed until the January 10, 2018 meeting.

NEW ZBA REFERRALS:

NONE

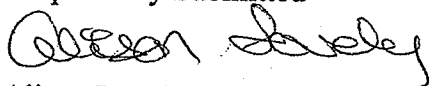
REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the December 13, 2017 meeting minutes as is.
Seconded by Ralph Viola. Motion carried by a 4-0-1 vote. Mike Bottillo Abstained.

ADJOURMENT:

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

Respectfully Submitted



Alison Lovely, Planning Secretary

12/27/2017

Zoning Board Referral 5 Sunset Lane

2 AREA VARIANCE – 12 X 18 Shed, Front yard and front yard setback 25 feet

On December 19th 2017 I visited the home of Jenny Ming, Ms. Ming would like to put up a 12 x 18 shed on the side of her yard and with only 15 feet buffer from Sunset Lane, both need a variance. She would like to place the shed between her driveway and Sunset lane

After a review of property, the homes on west side of Sunset, which Ms. Ming's sits, do not face Sunset, but rather are facing north towards Ridge Road. So even though the shed would be on the side of the house it is deemed to be the front yard.

I looked to see if the shed could be placed behind the house, but after 10 to 12 feet from the home, there is a pretty steep slope which would not be an ideal place to put the shed. The side of the house, farthest from Sunset Lane already has a shed constructed and is being used today. Any other place on the property would not look appropriate for the property, since it would be in front of the house.

The only neighbor it would have any effect on would be the house across the street at 4 Sunset Lane. I tried to talk to that neighbor but they were not home the 2 times I stopped.

I am going to make a positive recommendation to Zoning Board for the 2 variances at 5 Sunset lane for the shed to placed on the front of the yard and 15 feet from the road.

Thanks

Michael A Bottillo