

# 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 August 22, 2018

#### **Members:**

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

#### **Also Present:**

Alison Lovely, Planning Board Secretary  
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 seven (7) members were present.

#### **REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the June 27, 2018 meeting minutes as is.

Seconded by Matt Polsinello. Nancy Kupiec & Kurt Bergmann abstained. Motion carried by a 5-0-2 vote.

Motion by Chairman Mastin to approve the August 8, 2018 meeting minutes as is.

Seconded by Mike Bottillo. Matt Mastin & Jim Moore abstained. Motion carried by a 5-0-2 vote.

#### **PUBLIC HEARINGS:**

##### **TOWN CENTER-COL.TRPK.-PDD**

(17-19)

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 August 22, 2018, at 7:05 p.m. at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, New York, on the application of 580 Columbia Turnpike, LLC for establishment by local law of a Planned Development District ("PDD") called the Town Center Planned Development District at 580 Columbia Turnpike and the surrounding areas in the Town in connection with the proposed development of multifamily residential units and commercial space within the PDD. 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

Chairman Mastin stated that Hank Labarba is here for any water/sewer infrastructure issues, Phil Dixon is present for SEQR, Jaclyn Hakes is present as the Town's designated engineer. Chairman Mastin stated that the Planning Board's role in the PDD process is to make a recommendation to the Town Board for denial, approval, or approval with modifications.. The Planning Board decided to conduct an optional public hearing, so that they can make an educated recommendation. Steve Hart stated that prior to this project getting off the ground they held an informative meeting to review the project and gain insight on concerns the neighbors had and he believes and hopes that the most recent set of plans addresses and implements those concerns.

Steve Hart stated that the site consists of approximately 35 acres and showed an aerial map of the site. The front portion would be located where the old Weathervane restaurant is and is in the B-1 zone and would be a mixed use of commercial and residential with 50' buildings. The rear of the site is located in the R-B zone and would consist of all residential 2 story 35' buildings. The site would hook up to Town sewer and water which is available on Jefferson Avenue as well as Columbia Turnpike. Steve Hart stated that they conducted flow testing and there were no issues. Creighton Manning did the traffic study and no mitigation issues are needed and NYSDOT also concurred with this finding. There are 3 different wetlands on the site but only 1 is jurisdictional which will not have any disturbance to it. As far as storm water goes they are proposing subsurface drainage and ponds. The front of the parcel will drain to Columbia Turnpike and the rear of the site will drain to the rear. The Town wants the road to remain a private road. Steve Hart stated that there is a 50' vegetative buffer on Parkview and a 25' buffer on Jefferson. He showed renderings from Parkview Drive. Currently proposed is an entrance/exit only from Columbia Turnpike. They are having issues tying the road through to Jefferson Avenue; this is proposed currently as an emergency access only with bollards. Eckman Place is not a property spot for an access. The most realistic access could be to Gilligan Road in the future. Steve Hart stated that the proposed amenities are a 10' paved walkway from Eckman Place to the backside of Hannaford over the existing sewer. Steve Hart stated that he was all set from a presentation standpoint.

Chairman Mastin stated that they will now open the public portion period and would like everyone to limit their comments to 3 minutes as there are a lot of people present and he stated that for the record they received five letters in support which were delivered to the Planning Department and are available for review.

- Robert Brignola of East Greenbush stated that his 5 primary concerns that municipal government should consider are: politics, economics, social life, affordable housing & health. But his primary concern is affordable housing.
- MaryAnn Matters of 5 Bonnie Court stated that she feels that more residential in Town won't bring more businesses to Columbia Turnpike. She also stated that until the Comprehensive Zoning Law/Comprehensive Plan and Generic Impact Statement is updated, that all PDD applications should be deferred until this update is completed.
- Linda Jones of 1 Delaware Avenue had questions on the number of apartments, the number of bedrooms, what type of commercial in the front building, possible children in apartments and effect on school enrollment.
- Maira Martinez Senick of Parkview Drive has concerns on the environmental impacts, especially wetland mitigation. She wants to see a soil/erosion sedimentation plan based on NYS guidelines and a stormwater discharge pollution plan and wetland delineation plan.
- Floyd Hunt of 29 Sherwood Avenue talked about ecology and money and the fact that a lot of people are leaving NYS. There are a lot of empty buildings in Town. He doesn't want to see anything else kicked out of Town.
- Phil Vecchio of Huntswood Lane is generally supportive of this. His concerns are traffic, tax base and school issues.
- Terry Toth of Eckman Place asked what year the study this project is based on. She handed in a petition of 400 signatures against the project. She mentioned concerns with wastewater, school issues, lack of sidewalks, crumbling sewer pipes, sewage backups, number of units, and drainage issues.
- Monica Logan of East Greenbush has high rent and hopes this slows the increases in rent.
- Fred Henson of East Greenbush has concerns with drainage, sewer capacity, traffic; more taxpayers would help shoulder the burden of costs for repairs for infrastructure in Town.
- Frank Cutler of 51 Capital Place feels the number of apartments is too high, concerned with infrastructure, feels the Town overdeveloped Route 4 and underdeveloped Columbia Turnpike.
- Heinz Granderath of 27 Western Avenue wondered how many parking spaces will be allotted for a project this size, doesn't feel there will be enough, wondered what they will have for recreation for any kids living there, and feels the number of apartments is too large for that area.

- Jean Joy of Parkview Avenue was concerned with the thru traffic on Jefferson Avenue and Eckman Place and feels apartments will devalue homes and that there will be too much congestion.
- John Senick of 28 Parkview Drive stated that he's concerned with the burden on the school system and burden on taxes.
- Lisa Joy Repinski of Parkview Drive and Eckman Place feels that 300 apartments are too many, she is concerned with infrastructure, and stated the existing park in her neighborhood is falling apart.
- Jim Yox of Eckman Place feels that even though the road is going to be private within the development that it won't always stay private. He expressed concerned with the sewer since he heard about Amazon connecting, and how that will affect our sewer system.
- Amy Severson of Sherwood Park also feels the number of apartments is excessive, doesn't feel it will be a walkable community since there's not much to walk to and taxes.
- Fred Lanz of Schodack wondered what the cost of rent would be.
- Ken Harting of Jefferson Avenue doesn't want to see Jefferson Avenue connect to the development, as a walking path fine, but not as an access road.
- Dave Phelan of Parkview/Jefferson Avenue agreed with Ken Harting.

Jim Moore stated the he feels the public hearing was very constructive. He would like to see how this project relates to smart growth and he is also starting to think about the affordable housing issue and being sensitive to the school issue. He also still feels that Jefferson Avenue should be a connection for the project and he feels that a walkable community needs to start sometime.

●Jim Phelan spoke again and he feels that sidewalks are important, because these days, streets have become race tracks.

●Ken Harting spoke again just confirming his feeling on Jefferson Avenue not being connected to the development.

Chairman Mastin asked three times if there was anyone present who wished to speak in favor of or opposition to the project. There were no other comments.

Chairman Mastin asked Steve Hart to go through the questions, but first Chairman Mastin commented that Schodack has a set allocation for their sewer capacity and however Schodack wants to use that is up to them and asked Supervisor Conway who was in the audience if that was correct. Supervisor Conway stated that was correct.

Steve Hart stated that as far as sidewalks go, there are many coming off of Route 9 & 20 and there are some that will be coming into the site. There were a few different studies done, it was determined that where we're proposing these apartments are in an area that has been determined to be part of the "Town's Center" density studies were done and we could double the density and as far as sewer capacities, there is more than enough for this project. They don't feel that affordable housing fits into this project. School enrollment has declined, as far as drainage; there are very strict guidelines to follow. The traffic study has been updated. As far as erosion and sediment control, it will be addressed. As far as the density goes, well it will be market driven, built in phases, not 300 units built all at once, could be over a 10 year span.

●Ken Harting stated that some of his neighbors are worried that when Building C is built right behind Jefferson Avenue that the water will come in to their properties on Jefferson Avenue. Steve Hart stated that it will all be detained.

●Jean Joy of Parkview Drive stated that she had to replace  $\frac{3}{4}$  of her basement due to water.

Chairman Mastin stated that if there are any further comments, for the public to feel free to put them in writing and submit them to the Planning Office and Alison will graciously distribute them to all the Planning Board members. Jim Moore stated that he would like to see the public hearing left open a little longer in order to possibly receive further input, either for or against the project. Chairman Mastin stated that the public hearing will be left open and that is no action to take.

**OLD BUSINESS:**

NONE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2018-11-Hoffmans-302 Columbia Turnpike- Area Variance-for the installation of a 32 SF; 9' high monument sign-report by Mike Bottillo

Mike Bottillo stated that the applicant is proposing to construct a 32 sq. ft. /9 ft. high monument sign on Columbia Turnpike which requires an Area Variance. Mike stated that the proposed sign will have a 16' setback, which meets the 15' requirement, the new sign will not affect the line of sight from Barber Drive or the new entrance/exit, the landscaping will consist of small shrubs and flowers and Hoffman's is also installing a new flag pole. Mike stated he believes that all the improvements will be a nice improvement to the site on Columbia Turnpike and makes a positive recommendation to the Zoning Board. See the attached report for further information.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the attached report and determines that there are no significant planning issues in granting the area variance.**

Seconded by Jim Moore & roll called as follows:

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

**MOTION CARRIED BY A 7-0 VOTE**

ZBA Appeal #2018-12-TCJ Troy Road, LLC.-597 Columbia Turnpike- Area Variance-Construction of a single story building where there is a two story height requirement-report by Kurt Bergmann

Kurt Bergmann stated that the applicant proposes to demolish the existing building down to the concrete slab and rebuild it on the same footprint but doesn't want to comply with the two story requirement. They will be adding a couple of parking space and greenspace.\*See the attached report for further information.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the attached report and gives a negative recommendation due to the adverse impacts if the Area Variance was granted.**

Seconded by Ralph Viola & roll called as follows:

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

**MOTION CARRIED BY A 7-0 VOTE**

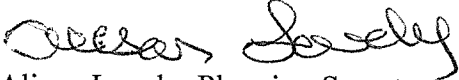
NEW ZBA REFERRALS:

NONE

**ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Matt Polsinello. Carried by a 7-0 vote.

Respectfully Submitted

  
Alison Lovely, Planning Secretary