

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
JANUARY 25, 2017

Members:

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

Also Present:

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. Paul DiMascio and Jim Giordano were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

MICHAELS AUTO PLAZA-601 COLUMBIA TURNPIKE--UPDATE (12-02b)

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Hoffman Enterprises. Also present was Don Zee, counsel to the applicant. Mr. Hart described the landscaping plan to the Board.

- Chairman Mastin stated that where the cars are displayed is the biggest issue and should be clearly displayed on the site plan.
 - Ralph Viola stated that he visited the site. There are cars and trucks that are still displayed on the designated landscaping areas. Ralph's opinion is to get rid of the triangle area for display vehicles. Ralph's opinion is that he would like to see a minimum of 12 inches of concrete curbing poured around the island on the southern part of the site to deter cars from being parked on top of that island. Ralph would like to see 6' to 8' maple trees with a 3 inch caliper along Route 9 & 20. There is less than 10% of greenspace on the whole property; he liked Matt Polsinello's suggestion to plant 10-12 evergreens along Iroquois Place to help clean up the site. Ralph asked what the purpose of the gray area is on the map which appears to be on Planet Fitness's parking area. He stated that currently there is display vehicles parked there and he asked for clarification that it won't be a display area. Steve Hart stated that is correct.
 - Chairman Mastin stated that they will have the code enforcement officer do a site visit to make sure that cars aren't being parked where they're not supposed to be.
 - Tony Manfredi stated that Michael's Auto Plaza should be parking vehicles in accordance with their site plan and that Code Enforcement will go out and observe that the applicant is in compliance with the site plan before approval is given.
 - Steve Hart stated that the applicant can paint the stripes. Chairman Mastin stated that they don't have to perform the work right now; he just needs to show he's in compliance with the site plan.
 - Chairman Mastin asked if anyone had an opinion on how the spots are striped. No one had an opinion.
 - Jim Moore wants clarity on the light green landscape area on the South side near Planet Fitness and whether it was Type 4 landscaping. Steve Hart stated that he could add more there.

Chairman Mastin asked if there was anything else. This was an update only.

**REGENERON-81 COLUMBIA TURNPIKE-BLDGS 12 & 85-CONCRETE PAD
EXPANSION-SITE PLAN MODIFICATION:** (12-11N)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve Hart stated that the proposal is for an 8' x 30' concrete pad for building 85 which will have a 1,500 gallon tank and a 15' x 21' concrete pad for building 12 which will have a 3,000 gallon tank in an existing fenced in area.

- Tony Manfredi asked if there is any increase in impermeable area. Steve Hart stated that there is not. They are expanding the concrete pads for bigger tanks of what currently exists.
- Chairman Mastin asked if Regeneron works with Bruen Rescue Squad. Steve Hart stated that yes they do.
- Matt Polsinello asked about an unrelated issue regarding the temporary trailers that exist as he doesn't want that approval to slip through the cracks. That issue needs to be revisited.

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 October 31, 2016 by Weston & Sampson for the proposed minor site plan.**

Seconded by Matt Polsinello & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

Chairman Mastin talked about the timeline for Regeneron and asked the Board if there were any issues regarding the financial disclosure information that the Board members received. Joe Slater talked briefly about the financial disclosure information.

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

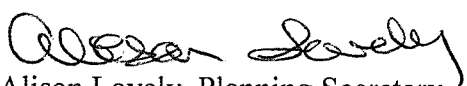
Motion by Chairman Mastin to approve the December 14, 2016 meeting minutes as is.
Seconded by Ralph Viola. Motion carried by a 4-0-1 vote. Mike Bottillo abstained.

Motion by Chairman Mastin to approve the January 11, 2017 meeting minutes as is.
Seconded by Mike Bottillo. Motion carried by a 4-0-1 vote. Matt Polsinello abstained.

ADJOURNMENT:

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

Respectfully Submitted


Alison Lovely, Planning Secretary