

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 November 8, 2023

Members:

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

Also Present:

Josh Giller, Director of Planning
Dan Rodriguez, Planner
Joseph Slater, Planning Board Attorney
Alison Lovely, Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of seven (7) members were present.

PUBLIC HEARINGS:

7:00 PM Island Park-180-200 American Oil Road-Special Use Permit-

Chairman Mastin stated that this public hearing is tabled due to an error in the tax map number in the legal notice & will be rescheduled to the December 13, 2023 meeting.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby schedules a public hearing for Island Park for the December 13, 2023 Planning Board meeting at 7pm.**

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. Jucha-YES.**

MOTION CARRIED BY A 7-0 VOTE

OLD BUSINESS:

SEABOARD SOLAR-465 MILLER ROAD-MAJOR SITE PLAN, LLA & SUP (23-17)

Chairman Mastin stated that this project is before the Board for an update only. Steve Wilson from Bohler Engineering & Bennet Ramsey from Seaboard Solar were both present. Steve Wilson stated that that they have been working with the Town of Schodack Planning Board regarding the access road which requires site plan review. Steve Wilson presented preliminary view shed leaf off photographs of the site to show visibility from different locations. Steve Wilson showed views from Miller Road, I-90 & from the East Greenbush Town Park. Steve Wilson stated that these are only initial simulations. Steve Wilson stated that they will get some screening into those photos and get them back to the Board.

Ralph Viola asked for clarification if it's like 10' or 12' to the top elevation from the EG Town Park trails. Steve Wilson stated that was about it, they had some comments from Stantec & have responded regarding the SWPPP & design plans and are waiting for a response back on those. Steve Wilson stated that they hope to be back in front of the Board in December with a photo sim and will address any other comments. Chairman Mastin stated the photo sim with the landscaping and Steve Wilson stated that's correct.

- Robert Jucha asked about the national grid attachment and if there was only one drop (one pole) and asked if that would be considered nine point something megawatts on one connection and wouldn't they have to go in front of the commission for that. Bennett Ramsey stated that there are two points or interconnection coming through but located only one pole into the site.
- Kurt Bergmann asked for clarification that this doesn't need to go before the commission because it's split into two. Bennett Ramsey stated that's correct.
- Robrt Jucha asked if they would be a member of U Dig NY since you'll have underground facilities going to it. Steve Wilson stated that they would confirm it.
- Chairman Mastin stated that the three actions that project would require are major site plan, which is voted on by the Town Board with a recommendation from the Planning Board. A Special Use Permit through the Planning Board with a public hearing and a lot line adjustment.
- Chairman Mastin asked if the Board had any other questions.
- Kurt Bergmann asked if the 5 megawatts are splitting into two projects to stay under the radar of the PSC as opposed to saying they have 4.8 x2. Steve Wilson stated their splitting into two projects as the interconnection works and the land allows for that capacity.
- Robrt Jucha stating going back to how East Greenbush is going to benefit from this, they're only going to be able to service 200 customers. Ryan Clark stated it will only produce power for 1,800 customers, so that's all that the project allows for.
- Chris Horne asked what the process has been to let the public know when the opportunity becomes available to sign up. Ryan Clark stated that once the system is built and it becomes operational, then a consultant will be hired to go out and sign-up members of the community.
- Chairman Mastin asked the applicant if they've started the negotiation for the pilot yet. Bennett Ramsey stated that they are in the initial stages of getting that process started.
- Chairman Mastin asked the Board had any further comments or questions.
- John Conway wanted to comment on the new format with the big screen up and running & he would also like to see the presentation electronically as well.

NEW BUSINESS:

SIDOTI-17 STATE STREET-LOT LINE ADJUSTMENT

(23-24)

- Chairman Mastin stated that the action tonight is for the Board to accept the sketch plan and issue a SEQR classification and refer it to the Zoning Board for an area variance for the lot size. Kevin Flatley was present as well as the applicant' mother Lauren MacDonald. Kevin Flatley stated that there are two separate deeds but one tax map parcel, but they were combined at some point. Kevin Flatley stated that the proposal is to take two 60' x 100' lots, a total of approximately 11,516. 17 +/- square feet which front on New Hampshire Avenue and combine them. Danielle Sidoti's parcel at 17 State Street with then consist of 5,641.61 +/- square feet. Chairman Mastin asked if the Board had any comments or questions.
- John Conway asked if the applicant had a buyer for the new parcel on New Hampshire & wondered why they were doing this. Lauren MacDonald stated that it's her daughter's property and she doesn't need a lot of land. Her daughter's neighbor at 19 State Street wants to buy the property so that no one can build a house there, he wants to maintain it as green.
 - Bob Jucha asked if "being forever green" would be in the deed. Lauren MacDonald stated she doesn't know. Chairman Mastin stated that if their creating a buildable lot there is no reason to call it forever green. Chairman Mastin stated that they need to get approval for the undersized lot their creating first, there are a few more steps to go. Chairman Mastin asked if the Board has any other questions. There were none.

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

- 1. Classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5 (16) “granting of individual setback and lot line variances and adjustments”; and**
- 2. Accepts the Sketch Plat of the proposed Lot Line Adjustment prepared by K.M. Flatley, LLC dated October 23, 2023**

Seconded by Kurt Bergmann & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby recognizes that the proposed Sketch Plat as proposed would violate Section 2.6.6 of the Town’s Comprehensive Zoning Law, specifically:**

- Area and Bulk Schedule in R-2 Residential District requires a Minimum Lot Area of 7,500**

The Planning Board hereby refers this project to the Zoning Board of Appeals in accordance with Section 4.2.4 of the Town’s Comprehensive Zoning Law.

Seconded by John Conway & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

EAST GREENBUSH FIRE CO. INC.-10 HAYS ROAD-LOT LINE ADJUSTMENT (23-25)

Chris Lavin as well as Mike Benson Sr. who are both members of the fire company were here to present the proposal to the Board. Mr. Lavin stated that the fire company owns two ¼ acre lots at the corner of Hays Road & Columbia Turnpike which they want to join together to have a larger lot. They are thinking about renovation expansion improvements in the future & what can be done.

·Chris Horne asked if they have examples of what a larger lot size would afford the Planners that couldn’t be done today. Mr. Lavin stated that the North Station on Luther Road is a good example of what improvement could be put on this site.

·Kurt Bergmann asked if he had any idea on how many bays the upgrades would include. Mr. Lavin stated that the current fire house has two bays. Mr. Lavin stated that possibly three bays.

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

- 1. Classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5 (16) “granting of individual setback and lot line variances and adjustments”;**
- 2. Accepts the sketch plat and grants final approval of the proposed Lot Line Adjustment prepared by Creighton Manning Engineering, LLP dated October 17, 2023, subject to the following:**

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

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. Jucha-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW ZBA REPORTS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2023-15 AJ Signs (Smoothie King) – 307 Troy Road – 2 Area Variances – 2 Building Signs-assigned to Matt Mastin, report will be due at the November 22, 2023 meeting – Meeting cancelled below so will be due at the December 13, 2023 meeting.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the October 25, 2023 meeting minutes. Seconded by Bob Jucha. Motion carried by a 6-0-1 vote. Kurt Bergmann abstained.

Chairman Mastin asked Josh if he had anything to share with the Board. Josh stated that power points are here and also in the future, they will send memos to the Board on Fridays and power points to outline projects.

After some discussion from the Board, the following motion was made by Chairman Mastin: **The Planning Board hereby cancels the November 22, 2023 Planning Board Meeting.**

Seconded by Kurt Bergmann & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary