

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

EAST GREENBUSH PLANNING BOARD  
MEETING MINUTES  
May 24, 2017

### Members:

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

### 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 were absent.

### PUBLIC HEARINGS

NONE

### OLD BUSINESS:

#### WITBECK CLUSTER SUDIVISION-PHILLIPS ROAD-UPDATE

(11-10)

Steve Hart of Hart Engineering presented the update to the Board. The parcel consists of 42 acres and approximately 20-21 acres are going to be developed into a cluster subdivision with public water and sewer. Steve Hart stated that they are providing 75 feet of road frontages and 150 feet of depth. Steve Hart stated that the Town has an a main 18" sewer truck line running down Phillips Road with some off site sanitary sewer through the Witbeck gravel pit consisting of approximately 2,500' square feet which will run to behind Hannaford Plaza. An 8" inch water line runs down the east side of the project on Phillips Road. Storm water, sanitary sewer and water reports have been provided to the consulting engineer. There will be two detention ponds located on site with 80% of drainage going into the first pond and the second pond will collect approximately 20%. There will be cross lot drainage and sanitary sewer easements near Phillips Road. At the last meeting the Board talked about sidewalks so a 5' wide side walk has been added along the inside of the project. A crosswalk will be provided to go into the soccer field from this project. As much of the wooded buffer will remain and twenty four acres of green space around the whole site as well as the center green space between the houses will be dedicated.

- Chairman Mastin asked if there was going to be a sidewalk to attach to two parts of the subdivision along Phillips Road. Steve Hart stated there might have been one but he can add it back on the plans.
- Ralph Viola stated that would be good for kids riding their bikes and owners walking the loop around the whole development. Ralph asked if the first detention pond faces Phillips Road and stated that more landscaping should be added to hide the pond from view. Steve Hart stated that is correct, the ponds will be turned over to the Town for maintenance.
- Jim Moore asked if there had been any further discussion on width of the road through the subdivision. Steve Hart stated that currently the road is 30' wide, the intent is to cut down the travel lanes to 12'.
- Ralph Viola stated that he would like to see some green space between the road and sidewalk. Chairman Mastin asked if there was anything else. There was not.

**O'REILLY'S AUTO PARTS-40 IROQUOIS PLACE-MAJOR SITE PLAN** (17-03)

Joshua O'Connor from Bohler Engineering presented the proposal to the Board. Joshua stated that they are back in front of the board to clarify the scope of the project and the number of variances required. Joshua stated that there were a couple of concerns regarding the extension of the façade on the corner of the building that faces Route 4 and buffering along Route 4, they will be working with NYSDOT. Joshua stated that they are looking for acceptance of the sketch plan and moving forward with the Zoning Board for the variance requests. Chairman Mastin stated that it looks like the applicant will require 5 Area Variances, two for front yard setbacks, one for landscaping, and that it's a single story building & parking within the front yard. Tony Manfredi asked the applicant to show the Board the distances from Route 4 and Iroquois Place. Joshua stated that the building is 98' from Route 4 and 28' from Iroquois Place. Chairman Mastin stated that the problem accepting the sketch plan as it starts the time frame; the Board wants to wait until the process is complete through the Zoning Board.

- Ralph Viola stated that he missed the last meeting on this project but he asked if the Board is concerned with the two entrances being so close together and asked how the project is delivered, by tractor trailers or box trucks. Joshua stated that the one entrance will be lined up with the one True Value road and that they anticipate customers utilizing the one entrance and the other one will be mainly used for deliveries & employees. The deliveries vary, could be either type of truck.

- Jim Moore stated he feels Ralph's point is a very important issue. Jim asked if the building could be turned 90 degrees and eliminating one of the curb cuts. Jim stated that it could be asked but there is a standard prototype the company uses.

- Ralph Viola doesn't feel the site has a nice traffic flow at all for tractor trailers & the two entrances/exits off of Iroquois Place which is already a busy road. Joshua stated that they don't do deliveries during business hours.

- Chairman Mastin stated that between 3pm and 7pm that traffic is backed up on Route 4 now. If the eastern road was an entrance only and the western road was an exit only, it may work better.

- Ralph Viola asked if the building was turned 90 degrees with the front of the building facing Troy Road if it would cause more trouble with the setbacks. Joshua stated that the problem would be all the parking would be to the rear of the building. Joshua stated that parking wouldn't fit between the building and Troy Road if it was turned.

Tony Manfredi stated that it wouldn't hurt to have an engineer look at traffic and the entrances for feedback.

- Ralph Viola stated that he foresees parking issues with the two entrances.

- Chairman Mastin asked what the distance was from Troy Road to the first curb cut. Joshua stated 95'.

**NEW BUSINESS:**

**REGENERON WASTE NEUTRALIZATION -81 COLUMBIA TRPK-MINOR SITE PLAN  
MOD.-TANK REPLACEMENT** (12-11i(a))

Steve Hart of Hart Engineering and Rob Bevinue from Regeneron was also present. The proposal is for the construction of an 18' x 48' building to be constructed to house a 10,000 gallon tank in between the new waste neutralization building that was just built and building 85. Currently a 10,000 gallon tank exists and they want to replace that with a 7,500 gallon tank. So instead of the tank being buried underground, than want to keep it in a building now with a 10' basement for safety, access and maintenance.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.**

**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**

**UALBANY BIOSCIENCE-5 UNIVERSITY PLACE-MINOR SITE PLAN MOD. (17-07)**

John Montagne from GPI as well as Rick McGinn from the U of Albany Foundation presented the proposal to the Board. Existing is 89,000 square foot parking lot, a little over two acres. The lot consists of 202 parking spaces and is in rough shape. The proposal is to rebuild the parking lot, maintaining the two 22' wide existing curb cuts, and are also proposing a small lot for short term visitors for the CRC building. John Montagne stated that 20,000 square feet of additional pavement will be added and will increase parking by 100 new parking spaces, which will improve the drainage as well. There are two islands near the entrances. John Montagne stated that he's looked at the landscaping requirements for the Town. Snow removal is important for this lot so they want to keep just the two islands in the front so that snow can be pushed to the back of the lot. Lighting will be LED and poles will be no taller than the 18' maximum. A drainage swale in between the main lot and smaller lot will be maintained. Scott Collins and Frank Zeronda were also present.

●Ralph Viola asked if they plan on illuminating the lot with just the exterior lights. John Montagne stated that they may install perimeter pools. Ralph Viola stated that the islands could be constructed around the light poles.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated May 24, 2017, prepared by Greenman-Pederson, Inc. for the proposed 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 5-0 VOTE**

**OSTRANDER-1629 BEST ROAD-MINOR 2-LOT SUBDIVISION (17-08)**

Nick Costa of Advance Engineering presented the proposal to the Board on behalf of the applicant Carol Ostrander. The parcel consists of 93 +/- acres. The proposal is to subdivide the home lot of 3.4 +/- acres as lot #2 and lot #1 will consist of the remaining lands consisting of 84.77 +/- acres. Nick stated that the applicant has a right away easement access on Grandview Drive but only frontage on Best Road. Owner wants to market the larger parcel.

●Matt Polsinello stated that the Town has had issues granting subdivisions from paper streets through easements.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the sketch plat dated, April 20, 2017, prepared by Advance Engineering for the proposed 2-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 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 5-0 VOTE**

**MOTION:** A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for June 14, 2017 @ 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**

Joe Slater talked briefly about the proposed Solar Law.

**PLANNING BOARD RECOMMENDATION**  
**REGARDING THE 2017 SOLAR LAW**  
**MAY 24, 2017**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board recommends that the Town Board institute a Town wide Zoning Law (Solar Law) with the condition that they consider the correspondence from the Planning Board Chairman dated 5/24/17 and as well consider and include all Planning Board comments which will be attached.**

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 5-0 VOTE**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

ZBA Appeal #2017-08-Cleary-Start Avenue-Area Variance-Proposal to construct on an undersized lot-PH on July 11, 2017-assigned to Ralph Viola

ZBA Appeal #2017-09-Kowalski-45 Louis Drive-Proposal to construct a two car garage with ADA access to the principle dwelling and located in the side yard-assigned to Matt Polsinello

ZBA Appeal #2017-10-Greenbush Reformed Church-682 Columbia Trpk.-Proposal to create 2 non-conforming lots for planned subdivision in PPB zone-assigned to Jim Moore

ZBA Appeal #2017-11-O'Reilly's Auto Parts Store-40 Iroquois Place-Proposal to construct a 7,500 sq. ft. Auto Parts Store, 5 Area Variances required for single story building, 2 Front yard setbacks, landscaping & parking within the front yard-assigned to Mike Bottillo

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the May 10, 2017 meeting minutes as is.  
Seconded by Mike Bottillo. Motion carried by a 4-0-1 vote. Ralph Viola abstained.

**ADJOURNMENT:**

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

Respectfully Submitted

  
Alison Lovely, Planning Secretary