

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA JULY 22, 2020

This meeting will be held at the Town of East Greenbush Red Barn on Town Park Road. Please arrive at 6:30pm to allow time for screening protocols prior to the start of the meeting. See the attached notice.

7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:

PUBLIC HEARINGS:

7:05 PM Templeton-29 Michael Road-Minor 2-lot Subdivision

OLD BUSINESS:

(20-08) Templeton-29 Michael Road-Minor 2-lot Subdivision- Update-Tentative

(20-07) Forth-282 Hays Road-Minor 2-lot Subdivision- Review for SEQ
determination & conditional approval

(19-18) Pheasant Hollow-2670 Phillips Road-10 Lot Cluster Subdivision- Review for conditional
final plat approval-Tentative

NEW BUSINESS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW & APPROVAL OF MEETING MINUTES:

July 8, 2020 meeting minutes

Planning Board Meeting Notice

The Planning Board Meeting will be held at the East Greenbush Red Barn on Town Park Road on Wednesday, July 22, 2020 at 7:00 PM. The following protocols will be in place to ensure everyone's health and safety:

There will be a screener at the main entrance to screen everyone who will be granted access to the building. The screening process includes recording name, phone number, temperature check and screening questions. Upon completion of the screening process those granted access to the Red Barn will be provided a Visitor badge that will verify that you were screened at the door. Masks are required. Physical distancing protocols will be in effect.

The screener will monitor occupancy, which will be limited. There will be a list of attendees and/or presenters that have business in front of the Planning Board that will be prioritized for entry. Access to the Red Barn will be limited to the meeting area. Bathrooms will be closed to the public during meetings.

For those unable to attend the meeting at the Red Barn can watch the live stream via the Town of East Greenbush YouTube Channel. To view the Live Stream, go to the Town's YouTube Channel at https://www.youtube.com/channel/UCzStopZCsgZKn_GV0i1WalA.

We appreciate your compliance of the rules put into place to keep everyone safe during these times. We will continue to monitor safety concerns and protocols and adjust as necessary. Updates will be provided prior to each meeting.

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MEMORANDUM

LEGAL NOTICE TEMPLETON MINOR 2-LOT SUBDIVISION PLANNING BOARD TOWN OF EAST GREENBUSH

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Hugh Templeton for a Minor 2- Lot Subdivision called the "Templeton 2-lot Subdivision". Proposed lot 1 consists of 44.09 +/- acre. Proposed lot 2 consists of 2.56 +/- acres and has an existing house on it. The property is located at 29 Michael Road in the R-B, Residential Buffer Zoning District, Tax Map # 166.-5-19.11. Said Public Hearing will be held on Wednesday, July 22, 2020 at 7:05 PM at the Red Barn, Town Park Road, East Greenbush, NY.

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

**FORTH
MINOR 2-LOT SUBDIVISION
282 HAYS ROAD
JULY 22, 2020**

**RESOLUTION TO ISSUE A NEGATIVE DECLARATION
UNDER SEQRA
(20-07)**

WHEREAS, the East Greenbush Town Planning Board is in receipt of an application by Murray & Margaret Forth (the Owner) for final plat approval under Section 276 of the Town Law for a residential subdivision entitled Forth Minor 2-Lot Subdivision for one (1) single-family detached dwelling unit and one (1) remaining lot on which exists a single family detached dwelling unit and other improvements consisting of 9.58 +/- acres in the R-B Zoning District located off of Hays Rd (Tax Map I.D. SBL: 177.-2-3.62); and

WHEREAS, the Town Planning Board did conduct a public hearing on June 24, 2020 on said subdivision, at which time members of the public were invited to speak either in favor of, or in opposition to this subdivision application; and

WHEREAS, the Town Project Review Team has reviewed the preliminary plat and the various supporting data; and

WHEREAS, the Project Review Team March 9, 2020 meeting notes show discussion related principally to engineering, and site development details, and generally confirm the Planning Board's view that the proposed subdivision of this site would be consistent with the Town's land use, zoning and service requirements, and through the subdivision review process, will result in lots that, if granted final approval, were in fact readily buildable; and

WHEREAS, on February 26, 2020 Planning Board initiated a coordinated review in accordance with SEQRA and in view of the changes proposed according to the amended application; and

WHEREAS, the Planning Board, has carefully reviewed the development proposal, including a land development application form, proposed minor subdivision plat, a Short Environmental Assessment Form (SEAF) Part 1, and related reports and studies for this project in accordance with Title 8 of the Environmental Conservation Law and 6NYCRR Part 617 for potential significant adverse environmental impacts as a result of the action; and

WHEREAS, mitigation measures, as appropriate to this subdivision proposal, have either been incorporated into the design of this subdivision and/ or the conditions of this resolution; and

WHEREAS, the Planning Board has compared the proposed action (minor subdivision approval) against the criteria listed in 617.7 (c) (i – xii) and has considered the potential long-term, short-term, direct, indirect and cumulative impacts as per 617.7 (2) and has also assessed the likely consequence of the action in connection with the criteria of 617.7 (3) (i-vii).

Now, therefore, be it

RESOLVED, that the Planning Board, upon completion of the coordinated review as required by 6 NYCRR Part 617, hereby declares itself lead agency under SEQRA and re-affirms the classification of the action as an unlisted action in accordance with 6NYCRR Part 617; and be it further

RESOLVED, that, based on the environmental assessment and review, the Planning Board has determined that the project will not have any significant adverse effects on the environment and that a negative declaration, pursuant to Part 3 of the SEAF, is hereby adopted; and

be it further

RESOLVED, that the Planning Board authorizes the Chair to endorse the SEQRA determination and supporting rationale contained therein.

**PLANNING BOARD RESOLUTION GRANTING CONDITIONAL
APPROVAL PLAT APPROVAL FOR THE FORTH MINOR 2-LOT
SUBDIVISION (20-07)**

WHEREAS, the East Greenbush Town Planning Board is in receipt of an application by Murray & Margaret Forth (the Owner) for approval under Section 276 of the Town Law of a minor subdivision plat entitled Forth Minor 2-Lot Subdivision, for one (1) single-family detached dwelling unit and one (1) remaining lot on which exists a single family detached dwelling unit and other improvements consisting of 9.58+/- acres in the R-B Zoning District located off of Hays Rd (Tax Map I.D. SBL: 177.-2-3.62); and

WHEREAS, the Town Planning Board did conduct a public hearing on June 24, 2020 on said subdivision, at which time members of the public were invited to speak either in favor of, or in opposition to this subdivision application; and

WHEREAS, the Planning Board, acting as lead agency as part of a coordinated review under SEQRA, and after carefully reviewing the development proposal, including land development application form, proposed minor subdivision plat, and a short Environmental Assessment Form (SEAF) for this project, determined, in accordance with Title 8 of the Environmental Conservation Law and 6 NYCRR Part 617, that there will be no significant adverse environmental impacts as a result of the action and has therefore issued a negative declaration on July 22, 2020; and

WHEREAS, the Planning Board has received and reviewed the revised proposed preliminary plat dated April 2020 as prepared by Brian R. Holbritter, P.L.S., including review comments from the Town Planning and Zoning Department; and
now therefore be it

RESOLVED that the Town of East Greenbush Planning Board hereby grants conditional approval of the Forth Minor 2-Lot Subdivision for the 2 lots in the Town of East Greenbush. prepared by Brian R. Holbritter, P.L.S., dated April 2020, and in strict compliance with each of the following conditions which must be satisfied by the applicant within 180 calendar days of this resolution, unless extended upon written request of the applicant by mutual consent for two (2) periods not to exceed ninety (90) days each:

1. Outstanding technical details as determined by the Town Planning and Zoning Department must be satisfied.
2. Prior to commencement of construction, all fees due are paid as required by the Town of East Greenbush in accordance with the Western Generic Environmental Impact Statement (GEIS) fee schedule and Local Law 5-2018 of the Town of East Greenbush, a letter for which will be provided from the Director of Planning and Zoning.
3. The extent of proposed land disturbance must be shown on the plans, subject to Planning and Zoning Department review for conformance with Town MS4 requirements.
4. The plat must show that a minimum of 30% of the total site area to be maintained as undisturbed natural area in accordance with the Comprehensive Zoning Law

Section 2.6.3(F)(04)(a), and the location and form of ownership of the undisturbed area must be reviewed by the Planning and Zoning Department prior to the Chair stamping the final plat.

5. Evidence must be submitted to the Planning and Zoning Department that Rensselaer County Health Department has approved of the on-site water supply and wastewater treatment systems.
6. A copy of the proposed ingress/egress easement must be provided to the Town's Planning and Zoning Department, subject to Planning Board review and approval.
7. All remaining fees must be paid to the Town

DRAFT

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|--|---|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | | |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | | |
| 3. Will the proposed action impair the character or quality of the existing community? | | |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | | |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | | |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | | |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | | |
| b. public / private wastewater treatment utilities? | | |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | | |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | | |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | | |
| 11. Will the proposed action create a hazard to environmental resources or human health? | | |

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)