

# 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 SEPTMEBER 14, 2022 MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

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

**PUBLIC HEARINGS:**

NONE

**OLD BUSINESS:**

(21-27) Cart & Cafe - 593 Columbia Turnpike – Site Plan Modification – *Review for Conditional Approval*

(22-13) Cheema Petro LLC.360-362 Columbia Turnpike – Minor Site Plan, LLA & SUP – *Accept sketch plat, accept sketch plan, and initiate SEQR.*

**NEW BUSINESS:**

NONE

**NEW ZBA REPORTS:**

NONE

**NEW ZBA REFERRALS:**

ZBA Appeal #2022-08-Regeneron-81 Columbia Turnpike-Area Variance-Elevator Height –report due by September 28, 2022

ZBA Appeal #2022-09-Gregware-10 Kitty Court-2 Area Variances-Garage & Deck-Rear setbacks –report due by September 28, 2022

**REVIEW & APPROVAL OF MEETING MINUTES:**

*August 24, 2022 meeting minutes*

*\*To view application materials use this link: <https://www.eastgreenbush.org/departments/planning-zoning/apps>*

**CART & CAFÉ**  
**SITE PLAN MODIFICATION**  
**593 COLUMBIA TURNPIKE**  
**SEPTEMBER 14, 2022**

**MOTION to CONDITIONALLY APPROVE**  
**(21-27)**

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

1. Grants conditional final approval of the proposed Site Plan Modification as depicted on the site plan prepared by Capital Architecture, dated February 1, 2022, most recently revised September 2022, subject to the following conditions:
  - Satisfying outstanding technical details as determined by the Town Planning and Zoning Department
  - All remaining fees are paid to the Town.

*End of Motion*

**SURINDER CHEEMA (CHEEMA PETROL, LLC)**  
**360-362 COLUMBIA TURNPIKE**  
**LOT LINE ADJUSTMENT, MINOR SITE PLAN, and**  
**SPECIAL USE PERMIT**  
**SEPTEMBER 14, 2022**

**MOTION to ACCEPT SKETCH PLAN, ACCEPT SKETCH**  
**PLAT (22-13)**

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

- 1. Declares itself Lead Agency under SEQRA and classifies this action as an Unlisted Action;**
- 2. Accepts sketch plat of the proposed Lot Line Adjustment prepared by NOLAN ENGINEERING and dated AUGUST 17, 2022;**
- 3. In accordance with Section 4.3.1 B.03.b, the project does require full Site Plan Review and hereby accepts the sketch plan prepared by NOLAN ENGINEERING and dated AUGUST 17, 2022 for the proposed minor site plan.**

*End of Motion*