

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 August 24, 2022

Members:

Matt Mastin, Chairman
Kurt Bergmann
Don Panton
Chris Horne
Robert Jucha

Also Present:

Anna Feltham, Director of Planning
Joseph Slater, Planning Board Attorney
Mike Brown, Planning Engineer
Alison Lovely, Secretary, Planning/Zoning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Ralph Viola & John Conway Jr. were absent. Chris Horne was late. Chairman introduced and welcomed the new Planning Board member Robert Jucha. Robert Jucha was on the Board of Assessment for the Town & long time East Greenbush resident.

PUBLIC HEARINGS:

NONE

NEW BUSINESS:

REGENERON-81 COLUMBIA TURNPIKE BLDG. 16- SITE PLAN MOD. (22-14)

Steve Hart stated that he is here representing Regeneron. Steve Hart presented the site plan and stated that everything seen on the site plan is existing conditions. Steve Hart stated that about 4 or 5 years ago Regeneron built a 4 story building, an office building, Building #16. Steve Hart stated that the proposal is to build an 8' x 12' elevator shaft on the east side of the building. Steve Hart stated that there is an existing stairwell and elevator and this new proposal will be tucked behind the existing stairwell. Steve Hart stated that the height proposed is 65' and the code allows for 50' maximum so they will have to go in front of the Zoning Board for an area variance.

•Kurt Bergmann asked if there will be a pit, will it have a sump & will they be capturing oil. Steve Hart stated he imagines it would have whatever a standard elevator shaft would have & however they treat it, they have an existing elevator. Steve Hart stated he'd ask whatever standard protocol is.

Chairman Mastin stated all the Board was going to do tonight was refer this to the Zoning Board for review.

Chairman Mastin asked the Board if there were any comment, concerns or questions. There was nothing else by the Board. Anna Feltham stated that she wanted to point out that there was an Area Variance originally for the stairwell which only reached the point of 55 feet. Anna Feltham stated that this proposal is for 10' more so therefore they need to apply for another variance.

•Robert Jucha asked if it was going to be a freight elevator. Steve Hart stated that he thinks it's going to be a passenger but may also be used for small deliveries.

•Don Panton stated he missed it but is there an oil problem. Steve Hart stated no, with elevators there is a pit and they have lubrication, so it's more a matter of how they handle those situations. Steve Hart stated that he would get answers in regards to that.

Chairman Mastin stated if the variance is approved by the Zoning Board, then the project will come back before the Planning Board for site plan approval.

MOTION: A motion was made by Chairman Mastin as follows:

The Town of East Greenbush Planning Board hereby finds that the site plan as proposed would violate Section 2.7.6 E of the Town's Comprehensive Zoning Law, specifically:

- **Proposed elevator shaft height is 65'-8" +/- exceeding the 50 ft. height maximum**

The Planning Board hereby refers this project to the Zoning Board of Appeals in accordance with the Town's Comprehensive Zoning Law Section 4.

Seconded by Kurt Bergmann & roll called as follows:

M. Mastin-YES; K. Bergmann-YES; D. Panton-YES; R. Jucha-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW ZBA REFERRALS:

NONE

***Chris Horne arrived late**

NEW ZBA REPORTS:

ZBA Appeal #2022-06-Bank of Greene County-164 Columbia Turnpike-2 Area Variances-Building Height & Building Setback - Report by Matt Mastin

After some discussion from the Board, the following motion was made.

A motion was made by Chairman Mastin as follows: **The Planning Board makes a positive recommendation for both variances based on the report submitted today from a Planning perspective. * See attached report for further details.**

Seconded by Don Panton & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

OLD BUSINESS:

ELP GREENBUSH SOLAR-13 MORNER ROAD-MINOR 2-LOT SUBDIVISION, SITE PLAN & SUP (22-06)

Chairman Mastin stated this is in front of the Board again to review changes made to the previous approved resolutions at the last meeting. Anna Feltham stated that there are some changes to the three previously approved resolutions which were approved at the last meeting. All three approval resolutions have minor edits except for a couple of more substantive changes in the conditions, all these changes are red-lined. These changes were requested by the developer and their counsel. Chairman Mastin stated that basically these are all procedural changes. Joe Slater also stated that the changes were not substantial. Chairman Mastin asked if any other Board members had any concerns. None of the Board members had any concerns.

MOTION: A motion was made by Chairman Mastin as follows: **The East Greenbush Planning Board hereby accepts the red line changes as provided by the Planning & Zoning department for ELP, 13 Morner Road for the 2 lot subdivision, site plan & special use permit. *See attached resolutions.**

Seconded by Chris Horne & roll called as follows:

M. Mastin-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; R. Jucha-ABSTAINS.

MOTION CARRIED BY A 4-0-1 VOTE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the August 10, 2022 meeting minutes. Seconded by Kurt Bergmann. Motion carried by a 4-0-1 vote. Robert Jucha abstained.

Anna Feltham stated that the next Zoning Update Committee will meet again on September 7, 2022 at 6:30 pm.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 5-0 vote.

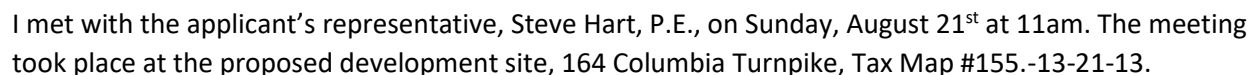
Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary

RE: Area Variance Application
Turnpike Redevelopment Group
164 Columbia Turnpike

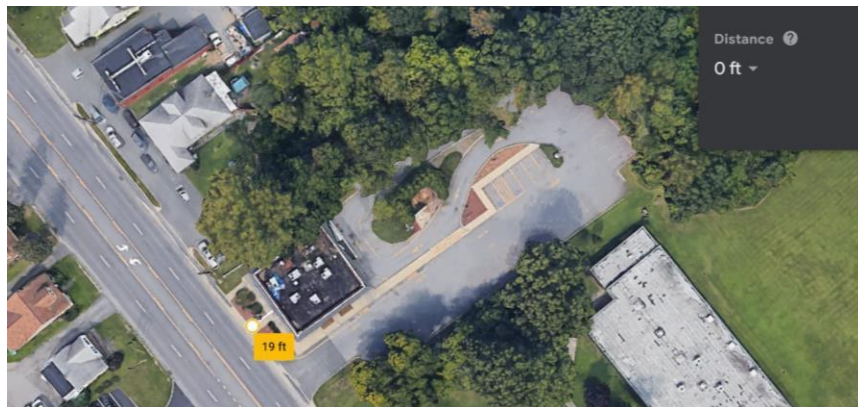
- Maximum 15' front yard set back
- Maximum 50' height (2 story minimum)



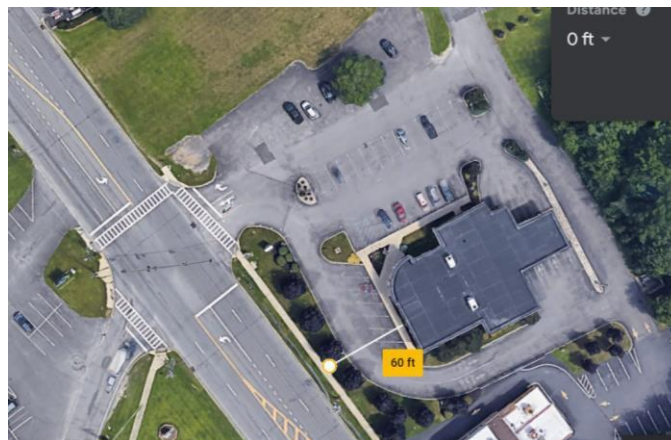
With regard to the front yard set-back and from a planning perspective, the proposal of a drive-thru bank does not fit neatly at the front of the property as required by the Comprehensive Zoning Law. At the required 0'-15', the proximity to Columbia Turnpike would prohibit vehicle circulation required for a drive-thru. For this type of business, it is important to include space for the drive thru lane and space for traffic to get around the drive-thru. This could not be accomplished within 15' from the front parcel boundary. The picture below depicts roughly 15' from the front property boundary.



The former Burger King across the street from this parcel included a setback of less than 20' and included an atypical drive thru. When the business was operational, the parking lot could be difficult to traverse and the drive thru was poorly designed. Picture below:



Furthermore, there are no other examples of a drive thru bank, or bank in general, in the Town of East Greenbush located within 15' of the front property boundary. Below are two examples of banks within the B-1 zoning district:





Based on my review of the area variance application for relief from front setback requirements, the structure will not have an adverse impact on the neighborhood. The proposed construction meets the character of the zoning district throughout East Greenbush.

With regard to the two-story height requirement, many of the structures within the same zoning district and immediately adjacent to 164 Columbia Turnpike do not meet the two-story height requirement. Most of the adjacent parcels are set back more than 15' as required by the Comprehensive Zoning Law and therefore do not create a "traditional public street wall" as intended by the law.







Based on my review of the area variance application for relief from the two-story height requirement, the structure will not have an adverse impact on the neighborhood. The proposed construction meets the character of the zoning district throughout East Greenbush. This structure would actually bring the parcel more inline with the intent of the zoning law as the existing structures are over 400' from the front property boundary.

The Planning Board thereby gives a positive recommendation on both area variance applications from a planning perspective.

Matt Mastin

Matt Mastin
Chairman
East Greenbush Planning Board

EAST LIGHT PARTNERS
MINOR 2- LOT SUBDIVISION, MAJOR SITE PLAN &
SPECIAL USE PERMIT
13 MORNER ROAD
AUGUST 24, 2022

CONDITIONAL PLAT APPROVAL
(22-06)

WHEREAS, the East Greenbush Town Planning Board (“Planning Board”) is in receipt of an application by Herbert Binck (“Owner”) and ELP Greenbush Solar LLC (“ELP”), authorized representative of the Owner, for a large-scale solar energy development including a 2-lot Minor Subdivision approval under Section 276 of the New York State Town Law for a subdivision involving the subdivision of one parcel totaling 38.5 acres parcel located at 13 Morner Road (Tax Map I.D. SBL: 145.-2-2) on which there is an existing single family home, owned by the Owner; and

WHEREAS, the proposal would subdivide the parcel so that the existing single family home would be on proposed Lot No. 1, 13.12 +/- acres, to be maintained by current Owner and proposed Lot No. 2 would consist of 24.79 +/- acres to be purchased by ELP for construction of an access road and utility poles to support a large-scale solar energy development in North Greenbush; and

WHEREAS, on July 27, 2022 the Planning Board did classify the proposed sketch plat as a Minor Subdivision; and

WHEREAS, on July 27, 2022 the Planning Board recognized the Town of North Greenbush Planning Board as lead agency on this project having received notice to this effect and having no objection, the North Greenbush Planning Board did classify the action as Type 1 under SEQRA and issued a negative declaration for the proposed project on June 27, 2022; and

WHEREAS, the Planning Board did conduct a public hearing on August 10, 2022 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 has received and reviewed the proposed plat dated February 1, 2022 most recently revised June 22, 2022 as prepared by Environmental Design Partnership, LLP; and

Now, therefore, be it

RESOLVED, that the Planning Board, hereby grants conditional approval of the ELP Minor 2-Lot Subdivision for 2 lots in the Town of East Greenbush, prepared by Environmental Design Partnership, LLP, dated February 1, 2022 most recently revised June 22, 2022, 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) period not to exceed ninety (90) days each:

1. Outstanding technical details as determined by the Town Planning and Zoning Department must be satisfied.
2. Any remaining fees must be paid to the Town.
3. The applicant shall comply with all provisions of the Town's Subdivision Regulations and Comprehensive Zoning Law not specifically referred to herein.
4. The Plat is subject to conditions of the Special Use Permit from the Planning Board and Site Plan approval from the Town Board, if any, and must be modified accordingly. The plat must also include a note stating the date of Planning Board Special Use Permit approval, Site plan approval from the Town Board, and any conditions required as part of this approval.

MOTION: A motion was made by Chairman Mastin as follows: **The East Greenbush Planning Board hereby accepts the red line changes as provided by the Planning & Zoning department for ELP, 13 Morner Road for the 2 lot subdivision, site plan & special use permit.**

Seconded by Chris Horne & roll called as follows:

M. Mastin-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; R. Jucha-ABSTAINS.

MOTION CARRIED BY A 4-0-1 VOTE

**TOWN OF EAST GREENBUSH TOWN PLANNING BOARD
RESOLUTION
AUGUST 24, 2022**

**A Resolution to Recommend that the Town Board of the Town of East Greenbush Issue a
Major Site Plan Approval for ELP 13 Morner Road (PZD File #22-06)**

MOTION: A motion was made by Chairman Mastin as follows:

WHEREAS, the East Greenbush Town Planning Board (“Planning Board”) is in receipt of an application by Herbert Binck (“Owner”) and ELP Greenbush Solar LLC (“ELP”), authorized representative of the Owner, for a large-scale solar energy development (“project”) located at 13 Morner Road, Town of East Greenbush, New York.; and

WHEREAS, the project consists of a two-lot subdivision on Tax Map I.D. SBL: 145.-2-2 which would subdivide the parcel so that an existing single family home would be on proposed Lot No. 1, 13.12 +/- acres, to be maintained by current Owner and proposed Lot No. 2 would consist of 24.79 +/- acres to be purchased by ELP for construction of an access road and utility poles to support a large-scale solar energy development in North Greenbush; and

WHEREAS, all solar arrays associated with the large-scale solar energy development are proposed within the Town of North Greenbush on Tax Map I.D. SBL: 145.-8-19; and

WHEREAS, in accordance with Local Law 3 of 2022, a local law amending the Solar Energy Law for the Town of East Greenbush, as enacted by Local Law 1 of 2017, all large-scale solar energy applications shall be considered a major site plan; and

WHEREAS, on July 27, 2022 the Town of East Greenbush Planning Board (“Planning Board”) recognized the Town of North Greenbush Planning Board as lead agency on this project having received notice to this effect and having no objection, the North Greenbush Planning board did classify the action as Type 1 under SEQRA and issued a negative declaration for the proposed project on June 27, 2022; and

WHEREAS, the Planning Board of the Town of East Greenbush has reviewed the application and related materials, including the site plan entitled “ELP Greenbush Solar” 16 sheets in total as prepared by Environmental Design Partnership, LLP dated February 1, 2022 most recently revised June 22, 2022; and

WHEREAS, the Planning Board has carefully considered the regulations established in Local Law 3 of 2022, including site plan approval design standards which are supplemental to those site plan requirements under Section 4.3 of the Town’s Comprehensive Zoning Law; and

WHEREAS, the Planning Board did conduct public hearings on August 10, 2022 on said major site plan, at which time members of the public were invited to speak either in favor of, or in opposition to this subdivision application and Special Use Permit; and

WHEREAS, the Planning Board has carefully considered the comments of the Town of North Greenbush Planning Board, the Laberge Group, consulting engineers for the Town of North Greenbush, as well as the responses to those comments and recommendations provided by the Applicant;

now, therefore, be it

RESOLVED, that the Town Planning Board hereby recommends that the Town Board approve the major site plan application as set forth in the Site Plans entitled, “ELP Greenbush Solar” 16 sheets in total as prepared by Environmental Design Partnership, LLP dated February 1, 2022 most recently revised June 22, 2022, subject to the following conditions:

1. Final approval conditions by the Town of North Greenbush are met.
2. In accordance with Local Law 3 of 2022, ELP or the operator, shall promptly notify the East Greenbush Town Board and Planning Board of any change to the information contained in the permit application, including changes that may arise from ongoing North Greenbush review. Changes that do not materially alter the initial site plan may be administratively accepted by the Planning and Zoning Department.
3. Prior to issuance of a building permit, the Applicant must address any remaining technical comments from the Town’s Planning and Zoning Department.
4. Prior to issuance of a building permit, any remaining fees must be paid to the Town.
5. The plans are subject to conditions of the Special Use Permit approval by the Planning Board, if any, and must be modified accordingly. The plans must also include a note stating the date of Planning Board Special Use Permit approval and any conditions required as part of this approval.
6. A Town of East Greenbush Department of Public works highway work permit must be obtained for all work within the Town’s right-of-way.
7. In accordance with ongoing NYSDEC review and final approval, tree cutting restrictions for northern long-eared bats are applicable to this project. No trees greater than 3”d.b.h. shall be cleared between November 1 and March 31.
8. ELP, or operator, shall notify the Town Building Inspector and the responding fire department(s) at least three business days prior to the initial energization of the solar energy system. Following such notification, the Building Inspector, or their designee, shall be permitted by the operator to be present for the initial energization of the solar energy system. Failure to comply with the requirements of this provision shall constitute a violation of the building permit.
9. Site access shall be maintained, including snow removal at a level acceptable to the responding fire department(s) and emergency medical services. All means of emergency

shut down and/or disconnection of the large-scale solar energy system shall be clearly marked.

10. ELP, or operator, shall be responsible for the cost of maintaining the large-scale solar energy system and any access road(s), unless accepted as a public way.
11. ELP, or operator, shall identify a responsible person with contact information for public inquiries from the commencement of construction of the large-scale solar energy system until the completion of the decommissioning plan.
12. If the operator changes, the special use permit and/or site plan approval shall remain in effect, provided that the successor operator assumes in writing all of the obligations of the special use permit and site plan approval. The new operator shall notify the Building Inspector and the Town Board of such change within 30 days of the change. The new operator must provide such notification to the Building Inspector and the Town Board in writing. The special use permit and all other local approvals for the solar energy system shall become void if a new operator fails to provide written notification to the Building Inspector in the required time frame. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under Local Law 3 of 2022.
13. Solar energy system installer shall comply with all licensing and other requirements of the jurisdiction and the state, as determined by the Building Inspector.
14. All permits required under the NYSDEC Uniform Procedures Act for impacts to regulated waters, if any, must be in place prior to MS4 acceptance of the SWPPP. A formal SWPPP has not yet been submitted for this project, once submitted the Town of North Greenbush, the Laberge Group, consulting engineers for the Town of North Greenbush and the Town of East Greenbush will review the SWPPP.
15. Prior to site work and/or issuance of a building permit, all storm water pollution prevention permits must be obtained. Required periodic Storm Water Pollution Prevention Plan (SWPPP) inspections must be performed during the permit term by the design engineer or other qualified individual in accordance with the GP-0-15-002, the approved SWPPP, and the Town's Comprehensive Zoning Law.
16. ELP or the property owner must enter into a Stormwater Facility Maintenance Agreement with the Town to ensure proper maintenance of all stormwater facilities in perpetuity.
17. The special use permit and site plan approval for a solar energy system shall be valid for a period of 24 months. If a building permit is issued for construction within such period, then the special use permit and site plan approval shall not expire. The Town Board may extend the time for issuance of a building permit by up to two consecutive extensions of 12 months each. If a building permit has not been issued within such 24 month period, as it may be extended, the special use permit and site plan approval will expire.

18. A condition shall be added on landscaping plan that the height of trees be 5' to 6' at time of planting in East Greenbush
19. That ELP or operator or construction company include signage along the path of truck travel to direct construction vehicles to the parcel.
20. That the driving of piles be limited to the hours of 9am to 5pm, Monday-Friday.
21. That all parking during construction or when site is active be on the approved parcel and not on Morner Road or Best Road.

MOTION: A motion was made by Chairman Mastin as follows: **The East Greenbush Planning Board hereby accepts the red line changes as provided by the Planning & Zoning department for ELP, 13 Morner Road for the 2 lot subdivision, site plan & special use permit.**

Seconded by Chris Horne & roll called as follows:

M. Mastin-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; R. Jucha-ABSTAINS.

MOTION CARRIED BY A 4-0-1 VOTE

****Granting of this Special Use Permit does not constitute a building permit. The applicant is still required to obtain a building permit from the Town's Building Department prior to commencing any construction activities.***

COPY TO:

ELP Greenbush Solar LLC.
552 Massachusetts Avenue
Suite 201
Cambridge, MA 02139

Cc: Rensselaer County Planning (via email)
Town Clerk (via email)
PB File No. 22-06
Building Inspector (via email)
Assessor (via email)

Town of East Greenbush
PLANNING BOARD

In the matter by:
ELP Greenbush Solar LLC.
For a **Special Use Permit**

**Resolution and
Final Decision of
Planning Board**

File No. 2022-06

Whereas, an application has been filed by ELP Greenbush Solar LLC ("ELP"), authorized representative to the owner, Herbert Binck, ("Owner") at 13 Marner Road, East Greenbush NY (R-OS), proposing the installation of an access road and utility poles to support a community solar project located in North Greenbush; and

Whereas, The review of the proposed work requires a Special Use Permit per the Town's Solar Energy Local Law #1 of 2017 & the amendment to the Solar Energy Local Law #3 of 2017 and the Town's amendments to Local Law #1 of 2017, large scale solar energy systems and other solar facilities, Local Law #3 of 2022 & Battery Energy Storage Systems, Local Law #4 of 2022.;

Whereas, the applicant has filed an application for a Special Use Permit for the installation of an access road and utility poles to support a community solar project at the property located on 13 Marner Road, East Greenbush, NY (Tax Map No. 145.-2-2); and

Whereas, the Town of East Greenbush Planning Board ("Planning Board") has duly published a notice of public hearing regarding this appeal in The Record on July 31, 2022; and

Whereas, notice of the initial Public Hearing was provided by Certified Mail to the owners of all property within 200 feet of the land involved in the application and to the Rensselaer County Bureau of Economic Development and Planning; and

Whereas, a Public Hearing was held by the Planning Board on Wednesday, August 10, 2022 to consider this proposal; and

Whereas, at this hearing, the applicant as well as any and all persons interested in this appeal were heard, their statements recorded, and various written material including exhibits, if any, were entered into the record; and

Whereas, all statements, written material and exhibits submitted in connection with said appeal have been carefully considered; and

Whereas, at its meeting on July 27, 2022, the Planning Board recognized the North Greenbush Planning Board as lead agency on this project having received notice to this effect and having no objection, the North Greenbush Planning Board did classify the action as Type 1 under SEQRA and issued a negative declaration for the proposed project on June 27, 2022; now, therefore, be it

Resolved, That the Planning Board makes the following findings of fact:

1. The site is zoned Residential Open Space (R-OS), which is partly intended to "permit a low density of residential use (1 unit per 2 acres), designed to retain the open space and rural character of the District." The location of the large-scale solar development, as proposed, appears to be adequately screened and would be in harmony with the existing low density single-family use of the district;
2. The proposed ground-mounted solar array complies with the Town of East Greenbush Town of East Greenbush Local Law 3 of 2022 regulations regarding the location, height and intensity of the use. The proposal will not discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;
3. Internal traffic circulation will be private, to be used for regular maintenance and as needed, proposed access drive from Morner Road will be maintained by ELP or operator including snow removal;
4. Parking appears adequate for occasional and as-needed maintenance purposes;
5. Off-street parking appears to be adequately screened at all seasons of the year from the view of adjacent residential lots and streets;
6. The proposed use appears to be in harmony with surrounding neighborhood and in keeping with Town of East Greenbush Local Law 3 of 2022. No exterior lighting is proposed. The use will not be more objectionable than nearby properties and will not adversely affect the general welfare of the inhabitants of the Town of East Greenbush;
7. Site access shall be maintained, including snow removal at a level acceptable to the responding fire department(s) and emergency medical services. All means of emergency shut down and/or disconnection of the large-scale solar energy system shall be clearly marked. Fire and police protection access appear appropriate for the nature of the site;
8. The proposed large-scale solar energy system does not appear to adversely affect the existing character of the neighborhood in which the large-scale solar energy system is proposed, and will not adversely affect surface waters, wildlife and wildlife movement, forests, wetlands, and other important natural resources on the site;
9. The proposed large-scale solar energy system is in harmony with Local Law 3 of 2022 and other applicable local laws of the Town and complies with the design standards and other requirements of Local Law 3 of 2022 and applicable safety and safety-related codes and requirements;
10. The operation of the large-scale solar energy system as proposed would not create significant adverse impacts to human health and the environment;
11. The visual assessment demonstrates that the large-scale solar energy system will not have a detrimental effect on the public's use, enjoyment or view of a significant place, view, scenic roadway, or historic structure, nor the Town's rural character;
12. The large-scale solar energy system as proposed is not located within a reasonable radius of an existing or permitted large-scale solar energy system.

be it further

Resolved, that the application for a Special Use Permit for the installation of an access road and utility poles to support a community solar project located in North Greenbush be Granted with the following conditions:

1. The special use permit and site plan approval for a solar energy system shall be valid for a period of 24 months. If a building permit is issued for construction within such period, then the special use permit and site plan approval shall not expire. The Town Board may extend the time for issuance of a building permit by up to two consecutive extensions of 12 months each. If a building permit has not been issued within such 24 month period, as it may be extended, the special use permit and site plan approval will expire.
2. If the operator changes, the special use permit and/or site plan approval shall remain in effect, provided that the successor operator assumes in writing all of the obligations of the special use permit and site plan approval. The new operator shall notify the Building Inspector and the Town Board of such change within 30 days of the change. The new operator must provide such notification to the Building Inspector and the Town Board in writing. The special use permit and all other local approvals for the solar energy system shall become void if a new operator fails to provide written notification to the Building Inspector in the required time frame. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under Local Law 3 of 2022.
3. The associate Major Site Plans are subject to conditions of this Special Use Permit approval and must be modified accordingly. Major Site Plans must include a note stating the date of Planning Board Special Use Permit approval and any conditions required as part of the Major Site Plan approval.
4. Conditions included in the approval of the associated Minor 2-Lot Subdivision of Tax Map I.D. SBL: 145.-2-2 located at 13 Morner Road.

This resolution was moved by Chairman Mastin and seconded by Chris Horne at a meeting duly held on August 24, 2022.

A vote was taken as follows:

Matt Mastin Yes
Ralph Viola Absent
Kurt Bergmann Yes
Don Panton Yes
Chris Horne Yes
John Conway Absent
Robert Jucha Abstain

Motion carried 4-0-1

TOWN OF EAST GREENBUSH PLANNING BOARD

By: Matt Mastin
Matt-Mastin, Chairperson

Dated: August 24, 2022