

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 DECEMBER 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:

(20-11) Carver Court-Upper Mannix Road – Major 110-Lot Cluster Subdivision - *Request for 90- day Extension*

(21-30) E.W. Birch Builders-26 Mountain View Avenue-Major Subdivision –*Re-classify Sketch Plat, Accept Major Subdivision Preliminary Plat, Schedule Public Hearing*

(19-01a) Martin Electric – 164 Columbia Turnpike – Major Site Plan – *Recommend the Town Board seek Lead Agency*

NEW BUSINESS:

NONE

NEW ZBA REPORTS:

ZBA Appeal #2022-11-Farrell-306 Sunset Avenue-2 Area Variances-Shed –report by Don Panton

NEW ZBA REFERRALS:

NONE

REVIEW & APPROVAL OF MEETING MINUTES:

November 9, 2022 meeting minutes

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

CARVER COURT
MAJOR 110-LOT CLUSTER SUBDIVISION
MOTION TO GRANT EXTENSION TO SATISFY
CONDITIONS WITHIN THE PRELIMINARY PLAT
APPROVAL
December 14, 2022
(20-11)

WHEREAS, the Town of East Greenbush Planning Board granted conditional preliminary plat and preconstruction approval for the 110-lot cluster subdivision in the Town of East Greenbush, known as Carver Court, prepared by Brett Steenburgh, PE, PLLC, dated February 15, 2021 most recently revised January 25, 2022; and

WHEREAS, the conditional final plat approval dated February 9, 2022, required the applicant to satisfy conditions within 180 calendar days of the resolution; and

WHEREAS, in accordance with Article IV, Section 5 (E)(2) of the Town's Subdivision Regulations, conditions described in the aforementioned conditional preliminary plat and pre-construction approval resolution must be satisfied by the applicant within one hundred eighty (180) days after the date of the resolution, February 9, 2022; and

WHEREAS, the applicant may be granted two (2) periods of extension not to exceed ninety (90) days each upon written request of the applicant and by mutual consent; and

WHEREAS, the Planning Board did grant a ninety (90) day extension beginning August 10, 2022 and expiring November 8, 2022; and

WHEREAS, the Planning Board did receive written request for a second ninety (90) day extension from the applicant dated November 30, 2022; and

NOW, THEREFORE, BE IT RESOLVED that the Town of East Greenbush Planning Board hereby grants an extension to the applicant to satisfy the conditions within the preliminary plat approval in accordance with Article IV, Section 5 (E)(2) of the Town's Subdivision Regulations which allows for the Planning Board to extend the time within which a conditionally approved plat may be submitted for signature, if in its opinion such extension is warranted, for a period not to exceed two (2) additional periods of ninety (90) days each; and

Be it further

RESOLVED that the Planning Board hereby grants an extension of conditional approval in accordance with Article IV, Section 5 (E)(2) of the Town's Subdivision Regulations retroactively commencing on November 9, 2022 until February 7, 2023.

E.W. BIRCH BUILDERS
4-LOT SUBDIVISION
26 MOUNTAINVIEW AVENUE
DECEMBER 14, 2022

MOTION to ACCEPT PRELIMINARY PLAT AND RE-CLASSIFY
SUBDIVISION (21-30)

WHEREAS, the Planning Board accepted sketch plat by London – Birch Group, Inc. dated February 16, 2021 and revised August 3, 2021 and classified it as a minor subdivision on November 10, 2021 with the condition that in accordance with Section 2.B. of the Town's Land Subdivision Regulations, should the subdivision require the extension of any municipal facilities, the applicant shall comply with some or all of the requirements specified for Major Subdivisions; and

WHEREAS, after consultation with the project engineer and Town Designated Engineer, Fred Mastroianni, it was determined extension of sewer facilities by the developer is required, with the intent that it be taken over by the Town;

now, therefore, be it

RESOLVED, that the Town of East Greenbush Planning Board accepts the preliminary plat and re-classifies the Preliminary Plat prepared by Frank Engineering, PLLC dated August 25, 2022 last revised, December 1, 2022 as a Major 4-lot Subdivision.

E.W. BIRCH BUILDERS
MAJOR 4-LOT SUBDIVISION
26 MOUNTAIN VIEW AVENUE
DECEMBER 14, 2022

MOTION for PLANNING BOARD TO SCHEDULE PUBLIC
HEARING (21-30)

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

The Town of East Greenbush Planning Board hereby schedules a Public Hearing related to the proposed Major 4-Lot Subdivision for _____ at the East Greenbush Town Hall at 7:00PM.

**MARTIN ELECTRIC
164 COLUMBIA TURNPIKE
MAJOR SITE PLAN
December 14, 2022**

**MOTION for RECOMMENDATION FOR TOWN BOARD
TO DECLARE LEAD AGENCY and INITIATE A
COORDINATED REVIEW (19-01a)**

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board hereby recommends that the project be classified as an unlisted action under SEQRA and hereby recommends that the Town Board declare its intent to seek lead agency status in connection with a coordinated review under SEQRA.**

The Planning Board hereby further recommends that the Town Board direct that notices to all involved/interested agencies requesting their consent to designation of the Town Board as lead agency for SEQRA review of the Project. The following involved and interested agencies under SEQRA have been identified:

- **NYSDEC**
- **NYSDOT Region 1**
- **NYS Office of Parks, Recreation & Historic Preservation**
- **Rensselaer County Health Dept.**
- **Rensselaer County Economic Development and Planning**
- **Clinton Heights Fire Department**
- **Town of East Greenbush Department of Public Works**
- **Town of East Greenbush Planning Board**