

# TOWN OF EAST GREENBUSH PLANNING BOARD

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

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## MEMORANDUM

### PLANNING BOARD MEETING AGENDA

**JUNE 28, 2023**

**MEETING WILL BE HELD IN THE  
COMMUNITY ROOM AT TOWN HALL**

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

**SEQR DETERMINATION:**

(23-12) Fusco-26 Oregon Avenue-Minor 2 Lot Subdivision- *SEQRA Determination*

**PUBLIC HEARINGS:**

7:00 PM Fusco Minor 2 lot Subdivision 26 Oregon Avenue

**OLD BUSINESS:**

(23-12) Fusco-26 Oregon Avenue-Minor 2 Lot Subdivision- *Review for Conditional Final Approval*

(20-18) Immanuel Church-274 Columbia Turnpike formerly known as 4 Onderdonk Avenue-Site Plan Modification – *Review for conditional final approval*

**NEW BUSINESS:**

(23-14) Sahasra Developers-743 Columbia Turnpike-Site Plan Modification-Parking Lot Addition-Accept Sketch Plan, initiate SEQR

(23-15) Brad Rose Landscaping-3609 Route 9J/River Road-Site Plan Modification-Building Addition - *Review for conditional final approval*

**NEW ZBA REPORTS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**REVIEW & APPROVAL OF MEETING MINUTES:**

*June 14, 2023 meeting minutes*

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

**FUSCO  
MINOR 2 LOT SUBDIVISION  
26 OREGON AVENUE  
JUNE 28, 2023**

**MOTION FOR SEQR NEGATIVE DECLARATION:  
(23-12)**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town Planning Board has taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form, considering all the Applicant’s proposed mitigation measures as they relate to environmental issues and more particularly to traffic, fire and rescue and MS-4 storm water management and hereby determined that the project would not have any significant adverse impacts on the environment.**

**Now, therefore be it resolved that a negative declaration under SEQRA has been adopted by the Planning Board.**

**MOTION FOR CONDITIONAL APPROVAL (23-12)**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby grants conditional approval subject to the following:**

- **Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and**
- **All remaining fees are paid to the Town.**

**IMMANUEL CHURCH**  
**274 COLUMBIA TURNPIKE**  
**SITE PLAN MODIFICATION**  
**JUNE 28, 2023**

**MOTION for CONDITIONAL APPROVAL (20-18)**

On September 28, 2022, the Planning Board, as SEQRA involved agency, recommended that the Town Board as Lead Agency issues a negative declaration under SEQRA and approve the major site plan. The Town Board did issue a negative declaration and approve the major site plan Resolution #243-2022 on October 19, 2022. The Planning Board has carefully considered the environmental record with respect to the proposed changes to the Immanuel Church building dimensions & location of SWPPP pond and has determined that the plan does not pose any significant adverse environmental impacts not addressed or inadequately addressed in the environmental record developed by the Town Board as lead agency, including the amended SEQRA Statement of Findings, pursuant to the State Environmental Quality Review Act.

The Town of East Greenbush Planning Board hereby grants conditional final approval of the Site Plan Modification as depicted on the site plan pages entitled “Site and Utility Plan Sheet C010, Landscaping Plan Sheet C014 & Grading, Drainage and Erosion Control Plan Sheet C020” prepared by Hart Engineering, all dated March 3, 2022 & last revised June 26, 2023, subject to the following:

1. Prior to issuance of a building permit, the Applicant must address any remaining technical comments from the Town’s Planning and Zoning Department.
2. The applicant has stated that the Town will have an access easement across the whole parcel for the Town to perform stormwater practice inspections and/or maintenance if the Town deems the owner to be negligent of maintenance responsibilities. The easements shall be provided to the Town Attorney for review and approval prior to issuance of a building permit.
3. The Onderdonk Ave driveway or ‘hammerhead’ measuring 34’ x 40’ easement shall be provided and approved by the Town Attorney prior to issuance of a building permit.
4. Prior to issuance of a building permit, final review and sign off from New York State Parks, Recreation & Historic Preservation (“SHPO”) is required to be provided to the Town’s Planning and Zoning Department. SHPO’s review letter, dated September 14, 2022, determined that the project will have No Adverse Impact on historic resources with the condition that the Division for Historic Preservation and Office of Parks, Recreation and Historic Preservation have another chance to review the project when architectural details become available.

5. Prior to issuance of a building permit, all remaining fees and escrow must be paid to the Town, including land development mitigation fees required in connection with the Western East Greenbush Generic Environmental Impact Statement (GEIS) as detail in the GEIS fee statement provided by the Town.
6. The plans must be signed by the Planning Board Chairperson and the Commissioner of Public Works.
7. 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.
8. A Department of Public Works Utility Permit, as determined by the Commissioner of Public Works, must be obtained for any work involving connection to the Town's sanitary and/or water supply systems.
9. The Town Department of Public Works (DPW) has reviewed the layout of the large diameter water service. Any adjustments to the diameter of this water service shall be coordinated with the DPW and request as part of the water service application.
10. A NYSDOT highway work permit must be obtained for all work within the NYS right-of-way.
11. Construction access shall be through the new driveway entrance located on Columbia Turnpike. Construction access through Onderdonk Ave shall be restricted to local work being performed in this area.
12. Site development must be in accordance with USFWS and NYSDEC guidelines for the conservation and protection of the northern long eared bat, including time-of-year restrictions for the removal of trees between April 1 and October 31.
13. 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.
14. Prior to issuance of a Certificate of Occupancy, the property owner or 4 Onderdonk LLC must enter into a Stormwater Facility Maintenance Agreement with the Town to ensure proper maintenance of all stormwater facilities in perpetuity.
15. The overflow parking area shall not be constructed without obtaining an additional building permit with justification to disturb this area. Future disturbance will require additional erosion and sediment controls.
16. Areas shown to be dedicated to adjacent landowners are option to the adjoining residents. If these residents do not wish to obtain the additional lands as shown on

plan sheet X020, the lands shall remain within the bounds of the existing parcel boundary.

17. Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning and Zoning Department;
18. Prior to issuance of a building permit, the Immanuel Church shall obtain all necessary approvals and/or permits required for the project.
19. All remaining fees are paid to the Town.

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**SAHASRA DEVOPERS  
743 COLUMBIA TURNPIKE  
SITE PLAN MODIFICATION  
MOTION (23-14)**

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

- 1. Declares itself as Lead Agency under SEQRA, classifies this action as an Unlisted Action & accepts the sketch plan, dated May 17, 2023 by Advance Engineering & Surveying, PLLC.**

*End of Motion*

**BRAD ROSE LANDSCAPING**  
**350 TEMPEL LANE**  
**SITE PLAN MODIFICATION**  
**June 28, 2023**

**MOTION FOR CONDITIONAL APPROVAL:**  
**(23-15)**

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(9) “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”, and grants final approval of the proposed Site Plan Modification as depicted on the site plan entitled “ Brad Rose Landscaping, Building Addition” prepared by Hart Engineering, dated June 17, 2023 subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town’s Department of Planning and Zoning.**
- **All remaining fees are paid to the Town.**