

2nd modification of the 50 North Greenbush Rd Planned Development District Law
Public Hearing
July 11, 2019

Deputy Supervisor Bott opened the meeting and asked all to stand for the Pledge of Allegiance.

Roll Call

Supervisor Desso - absent
Councilman Spain – present
Councilman Bott – present
Councilwoman Hoffman - absent
Councilwoman Sabo- present

The planned development district was discussed and the new map what is to be gained and what is to be lost was discussed some of the changes to the roads were discussed. The curb cuts to Route 4 are to remain the same and to Glenmore Road. The planning board did want further curb cuts but New York State DOT will not allow any further curb cuts at this time.

Councilman Spain asked some questions, he asked why is the second modification necessary why not have a standalone change and not connect to the rest of the PDD? The lawyer for the project stated that the only access for this property being the road that goes through the original PDD is the same access and being that it would be the same access then we thought it should probably be the same planned development district. The access way as we discussed is Stacy Way a private road that is in the development and it will be owned by the homeowners association. The board discussed what little the town has or will gain for having this further modification.

The density of the PDD modification was discussed that there are more units and yet there is nothing being offered to the town for any of this. The lawyer for the PDD explained that during the process of the first PDD there was a lot given to the south of this project and the actual density is not very much considering what could have been there with original zoning.

Councilman Spain further discussed the density from 44 units that would have been allowed to 64 units and he felt the town wasn't getting anything for this.

The Army Corps of Engineers situation on the property of this PDD was discussed between the board and the attorney for the PDD.

Councilman Spain and Councilman Bott were concerned with who these units could be sold to when they were completed. The attorney for the project stated that all of these units have to be owner occupied and they are going to be under the same regulation as the original PDD. He further stated that the Army Corps of Engineers agreement is close.

Andy Mair- I think it should go back to the planning board as to reshape the site plan to take a good look at it as a whole.

Joe Styczynski - I agree with Councilman Spain about the density. I don't think this is a responsible developer. Especially because of the items not done in compliance with the planning board approval. This development has been shut down by the Army Corps of Engineers and shouldn't be able to continue until that and several other things are done.

Councilman Bott commented that he had talked to Dave Mulinio and the reports are done and they are doing their best to work on the Army Corps of Engineers situation. But yes the army corps situation is a concern and not taken care of yet.

Andy Mair- Discussed the density situation for this modification and that he thought 44 was enough that the density was plenty and asked the board not to OK this law the way it's written.

Councilman Bott made a motion to adjourn the public hearing. Councilman Spain seconded. All board members present voted Aye.

Public Hearing - Car Wash Reclamation Law
July 11, 2019

Roll Call

Supervisor Desso - absent
Councilman Spain – present
Councilman Bott – present
Councilwoman Hoffman - absent
Councilwoman Sabo- present

Deputy Supervisor Bott opened the floor to comment:

Andy Mair- Brinker Dr- I feel this is a good proposal it goes hand-in-hand with the car wash law concerning going into municipal water. It's great to have a conservation of water and I really feel that this law should be approved.

There was a discussion among the board about the pros and cons of this law.
Councilman Spain made a motion to adjourn the public hearing. Councilwoman Sabo seconded. All board members present voted Aye.

Katie Connolly
Town Clerk
Town of North Greenbush

Excavation, Grading and Clear Cutting Law
Public Hearing
7/11/2019

Roll Call

Supervisor Desso - absent
Councilman Spain – present
Councilman Bott – present
Councilwoman Hoffman - absent
Councilwoman Sabo- present

Deputy Supervisor Bott read the law and explained that we did not have the power to do anything for clear cutting on Whiteview Rd and we have been looking to putting together a law to try to have something for the planning board and the town board to rely on.

Deputy Supervisor Bott opened the floor to comment:

Joe Styczynski - 14 Hillview Ct- thank you for taking this action, the planning board needs this as one of its tools to be able to control Clear cutting as does the town board.

Andy Mair- Brinker Dr- this is a good first part and I applied the town officials for doing this Moore needs to be done but this is a good start.

There was a long discussion with Town Engineer Eric Westfall concerning this law. It was discussed that this law could make it where holes could not be drilled to test soil's, and there could be serious impediments to what needs to be done on properties. There was also a discussion that if this was passed that it could be amended later.

Andy Mair - can you ask the board to please approve this and change it later if necessary.

Councilman Spain made a motion in the matter of adjourning the Public Hearing. Councilman Bott seconded. All board members present voted Aye.

Katie Connolly
Town Clerk
Town of North Greenbush

Town Board
Town of North Greenbush
7/11/2019 Minutes

Deputy Supervisor Bott opened the meeting and asked all to stand for the Pledge of Allegiance.

Roll Call

Supervisor Desso - absent
Councilman Spain – present
Councilman Bott – present
Councilwoman Hoffman - absent
Councilwoman Sabo- present

Deputy Supervisor Bott open the floor to comment on the agenda items only:

Michael Cannestraci - 31 North Road - we just moved in to North Road in January. The storms have washed out our just seeded lawns and the hard rains have caused a lot of flooding and concern that the roads and stormwater plans have not been done yet or done incorrectly.

There was a discussion concerning the unprecedented rainstorms and the need to look at the Stormwater management of this development. Councilwoman Sabo discussed the road and how it is falling apart, that the sides of the road were not done so the water could drain correctly.

Town engineer Eric Westfall said he will talk to the builder to work on what needs to be done and discuss the seeding of the residents lawns without cost to them. He said he would have the building department get the SWPPP reports and the Plan together for the residents . Highway Superintendent Premo explained he has spoken to the builder several times trying to get something done.

Councilman Spain made a motion in the matter of tabling the SEQRA resolution and Adoption resolution for the Car Wash Water Reclamation Law. Councilman Bott seconded. All board members present voted Aye.

Councilwoman Sabo made a motion in the matter of the SEQRA resolution for the Excavation, Grading and Clear Cutting Law. Councilman Spain seconded. All board members present loaded Aye.

Councilman Spain made a motion in the matter of the adoption of the Excavation, Grading and Clear Cutting Law. Councilman Bott seconded. All board members present voted Aye.

Councilman Bott made a motion in the matter of a SEQRA determination of non-significance for route 4 improvements. Councilman Spain seconded. All board members present voted Aye.

Councilwoman Sabo made a motion in the matter of qualification for exemptions from Article 2 of the New York State eminent domain procedure law EDPL for the US Route 4 intersection and pedestrian improvement project. Councilman Spain seconded. All board members present voted Aye.

Councilman Spain made a motion in the matter of the repeal of Aries cove planned development district.

Councilman Bott seconded. All board members present voted Aye.

Councilman Bott made a motion in the matter of the purchase of two vehicles. Councilman Spain seconded. All board members present voted Aye.

Councilman Spain made a motion in the matter of putting the resolution to appoint summer staff on to the agenda. Councilman Bott seconded. All board members present voted Aye.

Councilman Bott made a motion in the matter of the appointment of summer staff. Councilman Spain seconded. All board members present voted Aye.

Councilman Spain made a motion in the matter of approving the minutes to the Glenwood Road water, Glenwood Road Sewer and Hamlet District Correction Law Public hearings and the minutes of the regular June town board meeting. Councilman Bott seconded. All board members present voted Aye.

There was a discussion on a Timber Law- Councilwoman Sabo circulated Timber Local Law and she explained was that before any kind of logging operation begins that you have to get a permit from the planning board, so you cannot take down trees or clear-cut until which time you have that permit. There was a discussion among the board about this law and they said that the engineer should look at this and we will come back to it after recommendations from him.

The floor was open to comment:

Councilman Spain made a motion to adjourn the meeting. Councilwoman Sabo seconded. All board members present voted Aye.

Katie Connolly
Town Clerk
Town of North Greenbush