

# 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

**MARCH 12, 2025**

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

- I. 7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:**
- II. PUBLIC HEARINGS:**  
None
- III. OLD BUSINESS:**  
(23-16) Golden Grain Pizza–118 Troy Road–Site Plan Mod/SUP – *Special Use Permit Renewal Review*  
(24-19) Mancini–88 New Road–SUP – *Special Use Permit Renewal Review*  
(25-05) 40 Iroquois LLC–40 Iroquois Place–Major Site Plan - *Review for Recommendation*
- IV. NEW BUSINESS:**  
None
- V. NEW ZBA REPORTS:**  
None
- VI. NEW ZBA REFERRALS:**  
None
- VII. REVIEW & APPROVAL OF MEETING MINUTES:**  
February 26, 2025 meeting minutes

*\*To view application materials, use this link:*

[https://eastgreenbush.org/departments/planning\\_zoning/land\\_development\\_applications.php](https://eastgreenbush.org/departments/planning_zoning/land_development_applications.php)

Town of East Greenbush  
PLANNING BOARD

In the matter by:  
Golden Grain  
For a **Special Use Permit**

**Resolution and  
Final Decision of  
Planning Board**

**File No. 23-16**

**Whereas**, an application was filed by Zafer Ak, Operator and Owner of Golden Grain, located at 118 Troy Road, East Greenbush, NY 12061, for a Special Use Permit for a “Restaurant; Indoor, fully enclosed” within the Town’s PPB Zone, and such application was previously granted by the Planning Board with conditions; and

**Whereas**, the Planning Board granted conditional approval of the Special Use Permit on March 13, 2024, with a renewal period of 12 months, requiring the applicant to return for review and renewal to assess compliance with the conditions set forth in the original resolution; and

**Whereas**, the applicant has returned for renewal as required, and the Planning Board has reviewed the status of compliance with the conditions of approval, including but not limited to the restriction of traffic onto Glaz Street, the implementation of an improved filtration system on the rear exhaust vent, the installation of a 6’ solid vinyl fence and shrubbery to buffer the restaurant from adjacent neighbors, and compliance with local, state, and federal laws; and

**Whereas**, the Planning Board finds that the applicant has been compliant with the conditions of approval and has adequately mitigated potential adverse impacts on surrounding properties; and

**Whereas**, the Planning Board finds that the conditions outlined in the original resolution remain valid and applicable; and

now, therefore, be it

**Resolved**, That the Special Use Permit for Golden Grain, located at 118 Troy Road, East Greenbush, NY 12061, is hereby renewed with the following conditions:

1. The applicant must continue to comply with all local, state, and federal laws.
2. The restriction on Glaz Street for entry and exit remains in effect for both employees and delivery drivers.
3. The applicant shall maintain the 6’ solid vinyl fence and landscaping as originally approved to ensure continued buffering for adjacent properties.
4. The applicant shall continue operating in compliance with all conditions set forth in the March 13, 2024 resolution.
5. This Special Use Permit remains valid indefinitely, unless there is a material change to the use or site plan that requires further Planning Board review.

This resolution was moved by Chairman Mastin and seconded by \_\_\_\_\_ at a meeting duly held on March 12, 2025.

A vote was taken as follows:

**Matt Mastin**

**Ralph Viola**

**Chris Horne**

**Robert Jucha**

**John Conway**

**Michael Tierney**

**MOTION CARRIED BY A X-X VOTE**

**TOWN OF EAST GREENBUSH  
PLANNING BOARD**

By: \_\_\_\_\_

Matt Mastin, Chairperson

Dated: \_\_\_\_\_, 2025

***\*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:

Golden Grain  
Attn: Zafer Ak  
118 Troy Rd  
East Greenbush, NY 12061

Cc: Rensselaer County Planning (via email)  
Town Clerk (via email)  
Building Inspector (via email)  
Assessor (via email)  
PZD File No. 23-16

Town of East Greenbush  
PLANNING BOARD

In the matter by:  
Mancini  
For a **Special Use Permit**

**Resolution and  
Final Decision of  
Planning Board**

**File No. 24-19**

**Whereas**, an application was filed by Biolka Mancini, for the property located at 88 New Rd, East Greenbush, NY 12061, presently designated as a single-family residential property in the Town of East Greenbush Residential Buffer (R-B) District, for the purpose of operating a home occupation consisting of the preparation and sale of baked goods; and

**Whereas**, the Planning Board granted conditional approval of the Special Use Permit on September 11, 2024, with a six-month renewal period, requiring the applicant to return for review to assess compliance with the conditions set forth in the original resolution; and

**Whereas**, the applicant has returned for renewal as required, and the Planning Board has reviewed the status of compliance with the conditions of approval, including but not limited to ensuring that no on-site dining or customer seating is provided to maintain the residential character of the neighborhood, adherence to operating hours between 8:00 AM and 6:00 PM to minimize disturbance to neighboring properties, compliance with signage restrictions and advertising regulations to maintain residential aesthetics, implementation of an appointment system to manage customer pickups and avoid traffic congestion, provision of adequate off-street parking for customers and delivery vehicles; and

**Whereas**, the Planning Board finds that the applicant has been compliant with the conditions of approval and has adequately addressed potential impacts on surrounding properties; and

**Whereas**, the Planning Board finds that the conditions outlined in the original resolution remain valid and applicable; and

now, therefore, be it

**Resolved**, That the Special Use Permit for the home occupation (preparation and sale of baked goods) at 88 New Rd, East Greenbush, NY 12061, is hereby renewed with the following conditions:

1. The applicant must continue to comply with all local, state, and federal laws, including any required permits from the Rensselaer County Health Department.
2. Business activities shall remain limited to the preparation and sale of baked goods only; no on-site dining or seating shall be permitted.
3. Operating hours remain limited to 8:00 AM to 6:00 PM, with no business activities (including customer pickups or deliveries) outside these hours.
4. No signage advertising the home occupation shall be displayed on the property or in windows without obtaining a permit, in compliance with Town Zoning Law Sections 3.3.1(E) and 3.3.2(C).
5. No employees other than family members residing in the home are permitted to work on-site.
6. The applicant shall maintain an appointment-based system to manage customer flow and ensure that no more than two customers are on-site at any given time.
7. All business-related materials, equipment, and ingredients must be stored indoors in

compliance with local fire safety and health regulations.

8. The property owner must maintain appropriate liability insurance coverage for operating a home-based business involving food preparation and sales.
9. Adequate off-street parking must continue to be provided, and customers are not permitted to park in a manner that obstructs traffic or pedestrian pathways.
10. This Special Use Permit remains valid indefinitely, unless there is a material change to the use or site plan that requires further Planning Board review.
11. The property must pass an annual inspection conducted by the local building department to verify compliance with all applicable health, safety, and zoning regulations.

This resolution was moved by Chairman Mastin and seconded by \_\_\_\_\_ at a meeting duly held on March 12, 2025.

A vote was taken as follows:

**Matt Mastin**

**Ralph Viola**

**Chris Horne**

**Robert Jucha**

**John Conway**

**Michael Tierney**

**MOTION CARRIED BY A X-X VOTE**

**TOWN OF EAST GREENBUSH  
PLANNING BOARD**

By: \_\_\_\_\_  
Matt Mastin, Chairperson

Dated: \_\_\_\_\_, 2025

***\*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:

**Biolka Mancini**  
88 New Rd,  
East Greenbush, NY 12061

Cc: Rensselaer County Planning (via email)  
Town Clerk (via email)  
Building Inspector (via email)  
Assessor (via email)  
PZD File No. 24-19