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
APRIL 22, 2015

Members:
Matt Polsinello, Chairman
Judy Condo
Ralph Viola
Paul DiMascio
Jim Giordano
Matt Mastin

Also Present:
Alison Lovely, Planning Board Secretary
Phil Danaher, Planning Board Attorney
James Connors, P.E, Consulting, Engineer/Planning Board

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Polsinello called the meeting to order and determined that a quorum of six (6) members were present. Mike Bottillo was absent.

OLD BUSINESS:

WITBECK/PIGLIAVENTO-HAMPTON MANOR SUBDIVISION (97-01a)

Steve Hart of Hart Engineering stated that Hank Labarba was doing the review regarding this project. The plan is the same from 2007-09. The only change was they took 18 twin homes and separated them into 36 single family homes, each having a minimum side yard of 8 feet. Steve stated that he has received the review letters from Hank. The applicant will be contributing $25,000 for sewer improvements. As far as the street lights and trees are concerned, each home will have an individual light pole and tree in the front yard and will be handled under a deed restriction. Pigliavento is the builder and he was also present. They would like a public hearing scheduled for the May 13, 2015 meeting. Chairman Polsinello asked the Board if they had any questions.

- Ralph asked if retaining walls would be constructed for the properties and also what will be the screening for the detention pond and if the additional funds for the sewer upgrades include the cost of installation of the pumps. Steve stated that if the cut is more than 3 feet, than a retaining wall will be built for that lot. The detention pond will be screened with a fence and vegetative screening.
- Paul asked what the minimum distance from the houses to the side property lines would be and if the lots were the same size. Steve stated that a minimum of 8 feet but 16 feet in between houses. The lots are also the same size.
- Matt asked if this project is subjected to mitigation fees and why the sidewalks were removed. Jim Connors stated that yes it is and that Joe Cherubino would be updating the fee letter prior to the plans being signed. Steve stated that the sidewalks went nowhere.
- Chairman Polsinello asked what the pink line on the subdivision plan was. Steve stated that is for a drainage easement behind a few properties.
- Judy asked if the plan shows road grades. Steve stated yes it does, they are 7%.

Chairman Polsinello stated that to move forward with the project that a public hearing needs to be scheduled for May 13, 2015.

MOTION: A motion was made by Chairman Polsinello as follows: **A Public Hearing is hereby scheduled for May 13, 2015 @ the East Greenbush Town Hall @ 7:05 PM.**

Second by Matt Mastin & roll called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES;P. DiMascio-YES; R. Viola-YES; J. Giordano-YES.

MOTION CARRIED BY A 6-0 VOTE

COVERED BRIDGE-MICHAEL ROAD **(13-09)**

Lynn Sipperley from Sipperley and Associates presented the update to the Board. He stated that they were in front of the Town Board on September 13, 2014 and made some changes, the project was for 365 apartments units and now consists of 296 apartment units, with a total of 11 buildings. The site location is on the east side of Michael Road, just south of Luther Road. The site consists of 2,300 feet of frontage on Michael Road and consists of 48.7 acres. The site has National Grid lines running through it and Mill Creek splits the site from Michael Road. The proposed entrance road would include a covered bridge to cross the creek with one road in and then circles back. An emergency access road is also proposed. All roads would be paved within the project but would remain private. The proposed emergency access would consist of crusher run. Proposed is 11 buildings consisting of a variety of 20, 24, 28 & 32 unit apartments with enclosed parking on the east side of Mill Creek with elevation to floors. The site has water and sewer available at Community Way and Michael Road. The applicant is proposing that Community Way become part of the development. They are looking at extending Community Way and a portion of Michael Road would be abandoned. The applicant is offering to give the Town $225,000 towards sidewalks from Columbia High School up to the Roundabout at Route 4, which is half of the cost and is for the community. The utilities within the development would be private and the applicant would also incur the cost to upgrade the pump station located north of Luther Road near Michael Road. Chairman Polsinello asked the Board if they had any questions.

- Paul asked what the distance was from the rear line of the proposed apartments to I-90 and also if Hawthorne Ridge is ok with Community Way becoming a thorough fare. Lynn stated that the distance is 1,600 feet and that this is the first time using Community Way for a through road has been mentioned.
- Judy asked what the issues would be with extending Community Way since the slope is so steep along Michael Road and asked if the area for the apartments is currently wooded and if they are removing all the trees and then landscaping the area. Lynn stated that they would cut in on it and make it a more acceptable grade and a retaining wall would be built. The site area is currently a meadow field and they would be keeping all the trees and landscaping as well.
- Jim asked how the residences will access the tennis courts and pools who reside in the two apartment buildings along Michael Road. Lynn stated by car or by sidewalks. Lynn stated that the amenities would include a clubhouse, pool and tennis courts.
- Matt stated that he believes Community Way was never taken over by the Town as the developer never constructed it to Town standards. Matt asked if Michael Road was a user Road and also if the the applicant would have to purchase land. Lynn stated that yes it is and yes they would.
- Chairman Polsinello asked what the current vehicle count was on Michael Road and where the units are located on Michael Road is that where the road would dead end. Also, any benefits for walking trails through the site. Lynn stated that a traffic study has been done but that he hasn't gotten those figures yet. Lynn stated that yes that a portion of the road would be completely removed with a dead end. Creating trails could be challenging as your dealing with the federal gov't due to the wetlands on the site.

Jim Connors talked and stated that the site is currently an R-B zone but that the applicant is trying to obtain a PDD; there are density calculations that need to be made as there are density issues as well as several other issues. Jim went over his review letter.

- Ralph stated that he is struggling with the area along Michael Road where the culvert pipe is that the applicant is proposing to connect Community Way with Michael Road in that area as well as with the emergency access road. Jim stated that the access road would have to be designed to to truck loads.
- Chairman Polsinello asked about the remaining lands of the 3 parcels on Community Way if that road is used as the main road. What would be done with the property on the east side of Community Way.
- Jim Giordano stated that the applicant is only proposing one time benefits to the Town and he would like to see the impacts to the Town. Jim Connors stated that a fiscal analysis would be appropriate.

Chairman Polsinello explained the process regarding this project.

NEW BUSINESS:

REGENERON-81 COLUMBIA TURNPIKE-MAJOR SITE PLAN- (12-11h)

Steve Hart of Hart Engineering presented the project to the Board on behalf of Regeneron Pharmaceuticals. He stated that Gerry Underwood, Matt Williams and Rob Bievenue from Regeneron were also in attendance. The site is located between Columbia Turnpike and Red Mill Road between building 81 and 85 and is on a 13 acre parcel and is currently being used for construction trailers. The proposal is to construct a 4 story 70,000 square foot office building with a 100 car parking lot. Steve stated that the project is in front of the Zoning Board of Appeals for a public hearing on April 28, 2015 for an area variance for the height of the building. The maximum height in the OI Zone is 50 feet and the applicant is proposing a height of 55 feet. Steve stated that nearest residential property is located at the end of Catskill Avenue and consists of apartment buildings. Ralph asked what the exterior of the building would look like. Gerry Underwood stated that they are looking at a natural finish and are currently working with an architect to find the right design. The site isn't visible from Columbia Turnpike. Chairman Polsinello asked Phil if the Board can accept the sketch plan since it currently sits on 2 properties. Phil stated that yes the Board can. Steve stated that a lot line adjustment maybe required in the future. Ralph stated that he appreciated Regeneron's commitment to the Town.

MOTION: A motion was made by Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated May 13, 2015, prepared by Hart Engineering for the proposed site plan.

Second by Matt Mastin & roll called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES;P. DiMascio-YES; R. Viola-YES; J. Giordano-YES.

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Polsinello as follows: **The Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review and that the determine the proposed project as an Unlisted Action under SEQRA.**

Second by Judy Condo & roll called as follows:

M. Polsinello-YES; M. Mastin-YES; J. Condo-YES;P. DiMascio-YES; R. Viola-YES; J. Giordano-YES.

MOTION CARRIED BY A 6-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:
NONE

NEW ZBA REFERRALS:
NONE

REVIEW AND APPROVAL OF MEETING MINTUES

Motion by Chairman Polsinello to approve the April 8, 2015 meeting minutes as is. Seconded by Jim Giordano. Motion carried by a 6-0 vote.

Chairman Polsinello discussed projects from Project Review Team this am.

ADJOURMENT
There being no further business before the Board, the meeting was adjourned by Chairman Polsinello. Seconded by Matt Mastin. Carried by a 6-0 vote.

Respectfully Submitted
Alison Lovely
Alison Lovely, Planning Secretary