# 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**
**AUGUST 26, 2015**

**Members:**
Matt Polsinello, Chairman
Judy Condo
Ralph Viola
Paul DiMascio

**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 four (4) members were present. Mike Bottillo, Matt Mastin and Jim Giordano were absent.

## PUBLIC HEARINGS:

**NONE**

## OLD BUSINESS:

## GREENBUSH ASSOCIATES-21 TECH VALLEY DR.-PARKING LOT-UPDATE (14-01A)

Steve Hart presented the update to the Board and stated that Art & Paul Dombrowski were also present. The project consists of a 199 car parking lot addition, basically adding two lots together to make one large parking lot located at 21 Tech Valley Drive. The proposed parking lot has two access points, one being in front of 26 Tech Valley Drive as more parking is needed for this building. Steve stated that they have received comments from Chazen regarding enhancing some of the landscaping, pedestrian safety & storm water pollution. Some of the island shown on the site plan will be doubled in size. Ralph Viola asked if building 26 was occupied 24 hours a day or just 8 hours. Art stated that there is one 8 hour shift but some people stay a little longer. Ralph stated since the parking lot is so far away from the building like in some other projects will there be some type of security, call boxes, in case there is some type of emergency. Jim Connors stated that this isn't a secured park like the Regeneron campus; this parking lot will serve multiple tenants throughout site. Chairman Polsinello asked if there would be any physical changes to Tech Valley Drive like originally discussed. Steve Hart stated that there will be no physical changes to Tech Valley Drive. Jim stated that the Board was copied on his comment letter. Chairman Polsinello is concerned with pedestrian safety through the parking lot; he stated he would like to see a designated island that is marked so that people will know to cross through the parking lot there. Jim stated that was one of the comments that Chazen had. Steve stated that they will address these comments and come before the Project Review Team next Wednesday to discuss this further. This was an update only.

**EGFD-25 DISCOVERY DR.-MINOR SITE PLAN-PARKING LOT (15-07)**

Steve Hart of Hart Engineering presented the update to the Board. Steve stated that Kyle Cherry, Brent Gadbois & Dom DeFelice from Regeneron were also in attendance. The proposed parking lot will consist of 216 parking spaces to service the proposed 70,000 square foot office building. A temporary cross walk is proposed with this plan and then later a proposed pedestrian bridge. Paul DiMascio asked if there would be handicapped access to the bridge. Steve stated that there are 7 handicapped parking space proposed for right in front of the proposed 70,000 square foot building. Steve stated that there is over an acre of disturbance so NYSDEC is involved. The front half of the parking lot will drain to the front of the site and the rear half of the parking lot will drain to the rear of the site. There is approximately 2,500 square feet of wetland disturbance and the applicant is working with the Army Corp of Engineers. The parking lot was shifted 10 feet to the east to save some trees and move away a little from the wetlands. Jim stated that he is almost done with the second review. Chairman Polsinello stated that the approval is only for the parking lot and the crosswalk. The building is approved by the Town Board since it's a major site plan as well as the pedestrian bridge.

MOTION: A motion was made by Chairman Polsinello as follows: **On August 4, 2015, The Planning Board distributed notice of their intent to be Lead Agency to all involved and interested agencies, and having already received consent from New York State Department of Environmental Conservation, the only involved agency herein on August 7, 2015, the Planning Board hereby declares itself Lead Agency within the 30 day notification period. As such;**

**The Town Planning Board, Project Review Team and Planning Board's Designated Engineer have 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 issues a Negative Declaration under SEQRA.**

**Seconded by Judy Condo & roll called as follows:**

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

**MOTION CARRIED BY A 4-0 VOTE**

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby grants final site plan approval subject to the following conditions;**

- **The design professional must complete inspections during and following construction and certify to the Town that all improvements have been completed in accordance with the approved plans prior to issuance of a certificate of occupancy.**
- **Satisfying outstanding technical details as determined by the Town Planning Department & Town's Consulting Engineer**
- **All remaining fees are paid to the Town.**

**Seconded by Ralph Viola & roll called as follows:**

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

**MOTION CARRIED BY A 4-0 VOTE**

**NEW BUSINESS:**

**REGENERON-81 COLUMBIA TRPK-WASTE NEUTRALIZATION BLDG. (12-11i)**

Steve Hart of Hart Engineering presented the proposal to the Board. The proposal is for a 2,600 square foot building with a canopy and a concrete pad for Building 85. The 65' x 40' building footprint for a closed in building with a canopy overhang which will be cantilevered on the front for trucks turning into the site. There will be some tanks on the outside of the building. One 18" storm drain will need to be realigned along the outside of the building as well as a data and electrically lines that will need to be relocated. Overall disturbance would be less than an acre. There will be a small water line, a fire suppression line and sanitary sewer line to the building. All the existing utilities are right next to the proposed building. Chairman Polsinello asked if this is replacing an existing operation currently on campus. Kyle Cherry stated that this is basically adding waste utilization capacity to the campus. Kyle stated that they are duplicating what is currently inside the building as far as waste treatment units. They are getting them further away from people to try to minimize the risk for a hazardous spill.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated August 13, 2015 by Hart Engineering for the proposed minor site plan.**

**Seconded by Paul DiMascio & roll called as follows:**

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

**MOTION CARRIED BY A 4-0 VOTE**

**BEST LUTHER FIRE DEPT.-203 BEST RD.-MINOR SITE PLAN MOD. (15-16)**

Chuck Milkiewicz the Chief of Best Luther Fire Dept. was present to answer any questions that the Board had. Dave Metz, the chairman of the Board of Directors presented the proposal to the Board. He stated that the reason for the addition is that they need additional space. The addition will consist of 3,540 square feet and consist of 3 bays. The building will be handicapped accessible. Ralph asked how many vehicles they have. They have three full engines plus a brush truck.

MOTION: A motion was made by Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby declares itself lead agency since there are no other involved agencies and issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification.**

**Seconded by Paul DiMascio & roll called as follows:**

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

**MOTION CARRIED BY A 4-0 VOTE**

## REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

## NEW ZBA REFERRALS:

ZBA Appeal # 2015-10-Christiansen – 171 Waters Road- Special Use Permit-Apartment for mother over proposed 3 car garage-assigned to Ralph Viola

## REVIEW AND APPROVAL OF MEETING MINTUES

Approval of the June 10, 201, July 8, 2015 meeting minutes postponed due to a quorum issue.

Motion by Chairman Polsinello to approve the July 22, 2015 meeting minutes as is. Seconded by Paul DiMascio. Motion carried by a 4-0 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 Paul DiMascio. Carried by a 4-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary