

TOWN OF EAST GREENBUSH PLANNING BOARD

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

MEMORANDUM

PLANNING BOARD MEETING AGENDA

March 24, 2010

*Official Minutes
1/20/10*

7:00PM Workshop Session & Public Comment

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

NONE

OLD BUSINESS

(08-12) Van Vorst – Lot Line Adjustment

(05-65a) Elliot-Michael Road Planned Development District – Update to the Planning Board

(09-12) Fed Ex Ground Distribution Facility Planned Development District – Update to the Planning Board

(10-03) Witbeck 2-Lot Subdivision – Project Update

(10-04) Fiacco Site Plan Modification – Project Update

NEW BUSINESS

(10-07) Leavitt – Lot Line Adjustment

(10-05) Taft Minor 2-Lot Subdivision – Review for Sketch Plat Acceptance, Declaration of SEQRA Lead Agency & Schedule Public Hearing

(10-06) Regeneron - Minor Site Plan Modification, Guard Shack & Pedestrian Turnstile

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

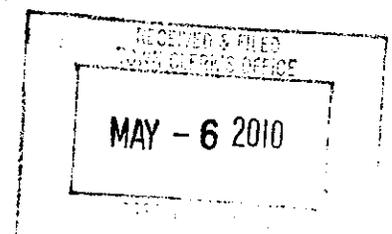
NEW ZBA REFERRALS

ZBA Appeal # 2010-03 Robert Jucha -193 Hays Road –Area Variances – report due on back on 4/07/2010

REVIEW & APPROVAL OF MEETING MINUTES

March 3, 2010 Minutes

End of Agenda



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MEMORANDUM EAST GREENBUSH PLANNING BOARD MEETING MINUTES March 24, 2010

Members

Chairman Bob Davey
Kurt Bergmann
Bill Ritz
Joe Kelley
Suzanne Mangold

Also present:

Jim Moore, Planning Director
Amy Konisky, Planning Secretary
Joel Bianchi, PE – Chazen Companies

Alternates:

Daniel Fiacco (voting member)

CALL TO ORDER/DETERMINATION OF QUORUM/PUBLIC HEARINGS

Chairman Davey called the meeting to order and determined a quorum of members were present. Introductions were made.

Public comments: Hal Betters, 2 Oriel Lane, questioned PDD (Planned Development District) referring to the Village at Tempel Farm as an example. Jim Moore explains.

Workshop: Discussing issues since last board meeting- Jim Moore speaks about the Draft schedule which identifies outstanding items regarding Fed Ex Ground.

- Architectural and Landscape design information was previously submitted to the planning board.
- Bergmann re: concerns- RT 4, current make of residential area, retail area asks board to elaborate in 1-2 page summaries regarding issues.
- Chairman Davey updates re: Project Review - no new projects were presented. A meeting was held considering potential future town planning opportunities that would focus on identifying areas in town that are natural viewsapes, assets, building a plan to utilize these areas in town for the purpose of improving the quality of community life in the town. I.e., bike, walking paths- identified Mill Creek, Thompson Hill - potential asset to town- create nice area for community adding to quality of life.
- A meeting was also conducted to discussing sharing information between planning board and town board projects.
- Fieldcrest Estates looking to take large lot and subdivided it / discussed with Tim Nugent, attorney, looking for recommendation.

OLD BUSINESS

(08-12) Van Vorst – Lot Line Adjustment

- Tom Herkenham presented lot line adjustment: Jim rephrases minutes from 2008 approval motion carried by 6-0 vote. (See agenda, memo from April 16, 2008).
- Mr. Herkenham is before the board on behalf on the Applicant because the initial approved map was not filed with the Rensselaer County Clerk's Office within the required 62 day time period.
- Jim stated the Applicant is here to request board to re-sign and re-date the plan. Chairman Davey mentioned the motion will be considered at the next meeting in order to discuss further. The board needs drawing copies for the next meeting. Chairman Davey requested the Applicant provide 11 copies of the plan prior to the next meeting.

(05-65a) Elliot-Michael Road Planned Development District – Update to the Planning Board

Dan Hershberg presented three binders that compile of all information regarding the Elliot-Michael Road Project. These binders are available at the Town clerk's office for anyone to review.

- The project included 220 apartments initially proposed with 34 detached single family residential units.
- Phase 1 of the current project was permitted to proceed at the Applicant's risk while the town was updating it zoning law. The resulting zoning law was slightly different than what was anticipated by the Applicant in their Phase 1 design. In addition, the Applicant had to find another route for their proposed sewer and water mains going out Elliot Road.
- In 2008 the Applicant proposed 34 units and 136 condominium units.
- All roads conform the maximum 6% road grade.
- **Tab 134 of binders-** looked at comments and questions raised at the public hearing. The applicant still needs to provide a draft schedule for the project.
 - Mr. Hershberg would like to know if additional is info required or are responses given thus far adequate for consideration by the Town Board. What else can they provide to the board?
Or they will have to consider a smaller sub-division, 80 units more green space.
- **Tab 133 on application** addresses mitigation fees, which total approximately \$1,000,000.
- Any damage to road will be repaired on Michaels Road, the applicant will provide money in escrow for this.
- Ownership responsibility for the stormwater systems needs to be discussed further.
- Mr. Hershberg will provide Homeowners Association fees breakdown for sewer and drainage fees for the Board.
- Ownership of the roads needs to be discussed further. For the detached single family dwellings, Mr.Hershberg recommends that the town own the roads.
- Mr. Hershberg reassured the board within the condo areas with retaining walls, and other low areas wash outs are not an issue. Mr. Hershberg suggested some similar conditions could be viewed at the Reserve at Whitehall Point condominium project.
- Elliot Road condos will be comparable to Reserve at Whitehall Point condos.
- Chairman Davey will provide opportunity to discuss and review documents go to planning review session.
- The board requested photos of other projects, list of projects the board can refer to.
- Mr. Hershberg requests minutes from all prior minutes (±22 planning board meetings, and ±25 project review meetings) meetings.

(09-12) Fed Ex Ground Distribution Facility Planned Development District – Update to the Planning Board

- Project updates to the board were presented by Tim Elam, Scannell Properties. To date, the applicant has received 4 set of comments from DOT and is anticipates providing a response to outstanding items by April 1st in a comprehensive report with goal of reaching conclusion about project.
- Perspective renderings and building elevations were presented to the board for review. The site entrance may be 2 feet lower than what is shown in renderings depending upon final grading.
- Mr. Elam is seeking feedback regarding the esthetics of the building (color of building etc, proposing light/dark grays,) and landscaping to disguise building from public view.
- Fed-Ex plans to use trees, willing to plant larger trees initially if requested to disguise back of building from Route 4. Image #29 on site plan- can see back of building, plan to hide building from Route 4 by adding trees, berms and plantings. Modeled views from interstate, photo #6 north, northwest side of interstate, propose to screen with trees. There are 2 options of building styles. Vertical articulation is intended to break up scale by providing darker and lighter colored areas. Doors can be painted to match building.
- Vans all parked inside building after hours.
- Kurt Bergmann expressed concerns about noise with vans parked on the Route 4 side of the building in particular. A detailed sound study completed and will be provided, signs for trucks to control acceleration, brakes of trucks going uphill etc. will be posted in and out of roads to building.
- Truck drivers will be based here for overnight transfers. The facility operates 24hrs a day. The planning board expressed concerns about the compatibility of the project with the residential development projects proposed on Thompson Hill. Concerns regarding higher noise levels being generated from the project were expressed in relation to the existing and proposed homes on Thompson Hill.
- The applicant expects to be submit photometric studies to Jim Moore next week. Proposed lighting is similar to what is already out on site. There will be no floodlights/ wall packs, no upward illumination, more fixtures will be added to the parking lot. The applicant intends to replicate the type and size of lights.
- A question was raised by Kurt Bergmann regarding the possible sale of building 10 years from now will new owners be bound by existing PDD local law.
- Traffic concerns were briefly discussed. Tim Elam provided the board with an overview addressing the site entrance, the Wal-Mart entrance, options to improve Route 4 traffic. The NYSDOT is requiring the applicant to consider three (3) primary options
 - 1) Non-signalized intersection: improvements, extension of entrance, acceleration lane out of site left and right hand lanes in and out.
 - 2) Signalized intersection: widening road from cinema to 2 lanes, left turn pocket extended or full lane ext.
 - 3) Roundabout: similar to proposed one for Mannix Road, going to do evaluation of roundabout per DOT.
- The average speed along NYS Route 4 was determined to be 55 mph, according to speed data collected. The speed limit is 45mph.
- The question was posed by the board as to the possibility of providing a driveway behind the existing cinema and Wal-Mart plaza. The applicant explained they discussed these options with the neighboring property owner, Nigro Companies, and conveyed that Wal-Mart has approval rights to neighboring site access within the terms of their lease agreement with Nigro Companies.
- The applicant anticipates submitting their traffic study to DOT by April 1st and hopes to have response to the NYSODT by May 1st.
- Financial Analysis, noise (including sound study) and traffic to be discussed at next meeting.

(10-03) Witbeck 2-Lot Subdivision – Project Update

Jim Moore discussed the project with Tim Nugent. Both Jim and Tim agree the project could be considered a phasing plan, not a 2-Lot subdivision since a SEQRA Findings Statement was issued for the property as part of the (97-01a) Witbeck Major 37 Lot Subdivision project.

(10-04) Fiacco Site Plan Modification – Project update

Jim Moore discussed the project with Tim Nugent. Both Jim and Tim agree the project as proposed constitutes a new site plan application, not a modification to the previous site plan approval.

NEW BUSINESS

(10-07) Leavitt – Lot Line Adjustment

Mr. Leavitt wants to deed small piece of property (45 feet by 200 ft) on Morgan road to Robert Faas on Luther Road. Board reviewed property map. Further review will be scheduled for the next meeting.

(10-05) Taft Minor 2-Lot Subdivision – Review for Sketch Plan Acceptance, Declaration of SEQRA Lead Agency & Schedule Public Hearing

David Taft presented the project. Mr. Taft wishes to build a single family cape 40'x 30' on the subdivided lot. A public hearing was scheduled for April 7, 2010 @ 7:35 PM at the East Greenbush Town Hall.

Motion carried by 6-0 vote.

(10-06) Regeneron - Minor Site Plan Modification

Rob Bevenue from Regeneron Pharmaceuticals presented the project. The project entails the installation of 4'x6' guard shack and an 18'- 20' long barrier arm to restrict incoming vehicles to the property at the building's Red Mill Road entrance and pedestrian turnstile located in the existing fence at the Discovery Drive entrance. The applicant will need to widen the pavement in the area of the proposed guard shack. The desired changes are intended to improve security for the facility. The barrier arm will only be attended during Regeneron's normal business hours.

REFERRALS-REPORTS & RECOMMENDATIONS

NONE

NEW ZBA REFERRALS

ZBA Appeal # 2010-03 Robert Jucha –193 Hays Road – 6 Area Variances – report due on back on 4/07/2010

Report assigned to Kurt Bergmann.

REVIEW & APPROVAL OF MEETING MINUTES

Approval of the March 3, 2010 Minutes was postponed until the next meeting.

Meeting Adjourned by Chairman Davey, 2nd by Sue Mangold.

Draft respectfully submitted,

Amy Konisky