

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

March 26, 2014

Members:

Matt Mastin, Vice Chairman
Judy Condo
Kelly Sambrook
Paul DiMascio
Ralph Viola

Also Present:

Alison Lovely, Planning Board Secretary
Phil Danaher, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Vice Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Matt Polsinello & Mike Bottillo were absent.

OLD BUSINESS:

FED EX-253 TROY ROAD-MAJOR SITE PLAN-ADDITION-UPDATE ONLY (09-12B)

Dominic Arico from Boswell Engineering representing Fed Ex and Aaron Hall the general contractor from Dacon Construction and Steve Hart were present. This is an expansion of the original proposal. A gateway building is being constructed to keep people coming for interviews out of the main building for security. Another thing added is a 12' x 12' building which will be a locker room for security. Dominic stated that what is being proposed is well under the approved building area previously. Hank Labarba sent a letter to NYSDEC on behalf of the applicant in regards to the sewer for connection to the existing building. Flow rates are well under what was estimated. There are no water improvements. The main addition is approximately 15,000 square feet & a 600 square foot office building. The same color scheme will be used for the proposed addition. Matt asked if the SWPP was still open. Dominic stated that the SWPP is still active and will open back up and there will be weekly inspections once construction starts. There is an area of added pavement that trucks will drive under a canopy so that snow can be scraped off the roofs of the trailers before exiting the site. Ralph asked if split block will be used for both buildings. Dominic stated that the same style that exists on the main building will be utilized. Dominic stated that they are just waiting for final review comments from Chazen. Vice Chairman Mastin stated that this was an update only.

VISIONS HOTEL-TEMPEL LANE/RTE.4-PROPOSED HOTEL-MAJOR SITE PLAN-UPDATE ONLY

(13-20)

Eric Redding from Bergmann Associates stated that reports have been submitted to the Town addressing Chazen's & the Board's comments. Eric stated that the initial comments from Chazen have been addressed and they are currently addressing the second comment letter from Chazen. Eric stated that they are looking for a recommendation for SEQR & final approval to the Town Board at the next Planning Board meeting. Matt asked if there were any sidewalks proposed within the project. Eric stated no sidewalks, just the proposed 3' wide 30' striped area. Ralph asked if there is a fence along the right side of the entranceway into the project.

Eric stated that no, a guide rail is proposed. Matt asked if there is a dedicated pedestrian lane. Eric stated just the striped area. Matt & Jim stated that the amenities plan should be addressed at the next meeting. Matt asked if a right in/right out only is being proposed with a raised median with proper signage. Eric stated that yes it is. Matt asked if the proposed signs for the hotel meet the current zoning. Eric stated that at this time, yes they do. Ralph asked what area will be for walking trails. Eric stated that they will start further down on the site, along Tempel Lane. Judy stated that the applicant should review the section on monument signs prior to submitted their proposal for one as the Zoning Law is very specific regarding them.

EAST GREENBUSH TECH PARK ADDITION-26 TECH VALLEY DRIVE-MAJOR SITE PLAN

(14-01)

Steve Hart was present along with Art & Paul Dombrowski and Terrance Blake from BBL. Steve stated that the March 17, 2014 comment letter from Chazen has been addressed. Pedestrian crossing sign's and a striped crosswalk will be installed for pedestrian crossing from the parking lot to the building. The only minor loose end is how they will be connecting to the existing sewer.

MOTION: A motion was made by Vice Chairman Mastin as follows: The Town of East Greenbush Planning Board recommends that the Town Board issue a Negative Declaration under SEQRA .

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Mastin-YES; J. Condo-YES; P. DiMascio-YES; R. Viola-YES; K. Sambrook-YES.

MOTION CARRIED BY A 5-0 VOTE

MOTION: A motion was made by Vice Chairman Mastin as follows: The Town of East Greenbush Planning Board recommends granting final site plan approval subject to the following conditions;

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department; and**
- **All remaining fees and escrow are paid to the Town.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Mastin-YES; J. Condo-YES; P. DiMascio-YES; R. Viola-YES; K. Sambrook-YES.

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

REGENERON BLDG 85 PARKING LOT EXPANSION-81 COLUMBIA TURNPIKE-MINOR SITE PLAN MODIFICATION (12-11C)

Steve Hart stated that the proposal is for a parking lot expansion on the easterly side of the side near the Red Mill Road, which is the main entrance into the site. The existing guard shack is to be relocated. Ralph asked where is the surface water going to go. Steve stated that it will be underground. Paul asked if there was going to be two guard shacks. Steve stated no, just the one.

MOTION: A motion was made by Vice Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the proposed sketch plan dated March 17, 2014, prepared by Hart Engineering for the proposed site plan.**

Second by Judy Condo & roll called as follows:

Roll Called as follows:

M. Mastin-YES; J. Condo-YES; P. DiMascio-YES; R. Viola-YES; K. Sambrook-YES.

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

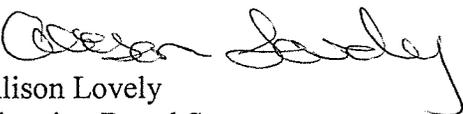
REVIEW AND APPROVAL OF THE MARCH 12, 2014 MEETING MINTUES

Motion by Judy Condo to approve the March 12, 2014 meeting minutes. Seconded by Matt Mastin. Motion carried by a 5-0.

ADJOURMENT

There being no further business before the Board, the meeting was adjourned by Matt Mastin. Seconded by Judy Condo. Carried by a 5-0 vote.

Respectfully Submitted


Alison Lovely
Planning Board Secretary