

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
JUNE 22, 2016

Members:

Matt Mastin, Chairman
Matt Polsinello
Paul DiMascio
Ralph Viola
Mike Bottillo

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Tony Manfredi, Director of Planning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (5) members were present. Jim Moore & Jim Giordano were absent.

PUBLIC HEARING:

NONE

OLD BUSINESS:

REGENERON-81 COLUMBIA TRPK-MINOR SITE PLAN-STORAGE BLDG. (12-11J)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve stated that Terrance Blake & Jon deForest of BBL and Brent Gadbois from Regeneron were also present. Steve Hart stated that the building will be a 48' x 80' (3,840 square foot) 28 foot high storage building, with split face block on the bottom and then vertical metal siding. This building will be for storage of golf carts, bikes, snow blowers and small equipment. No maintenance will be conducted in this building. A water line will be coming out of the west side of the building and connect to the line for the water coolers for a possible future bathroom. A low pressure 1 ½ sewer with a grinder pump will be installed with the line running across the site to the northwest corner of the building and will connect to the 71,000 square foot office building that is under construction. Screening is proposed for in front of the building, one side of the building has the water coolers and the construction of the 71,000 square foot building and on the other side is the 2 story generator. The SWPPP was amended; there will be a small dry pond in the rear of the building for drainage. Chairman Mastin asked the Board if there were any questions.

MOTION: A motion was made by Chairman Mastin as follows: **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 Ralph Viola & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

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

- **Satisfying outstanding technical details, including but not limited to SWPPP as determined by the Town Planning Department & Town's Consulting Engineer**
- **All remaining fees are paid to the Town**
- **The design professional will be required to inspect and certify that all work has been completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy or Certificate of Compliance and all certifications are to be submitted to the Building Department prior to the issuance of the C of O or C of C.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

REGENERON-25 DISCOVERY DR. PARKING GARAGE

(15-07A)

Steve Hart of Hart Engineering presented the proposal to the Board. Steve stated that Terrance Blake from BBL and Brent Gadbois from Regeneron were also present. Steve Hart stated that the four story parking garage with 618 parking spaces. The issues to discuss from the Board's comments from the last meeting are visual impacts, aesthetics on the building, the parapet, line of sight and screening from neighbors. Steve gave the Board handouts that addressed these issues. Steve also stated that there is 100' of vegetation between them and Techtonic to the west and 300' to 400' to Integrated Liner and approximately 700' of heavily wooded area to the nearest neighbor in the rear of the property. Lights will be added to the vertical columns of the building that will face upwards and downwards. A black aluminum 6' tall picket fence will be constructed in the front of the building, the other three sides would have black vinyl chain link fence. Steve stated in regards to landscaping, the front of the building is heavily landscaped with shrubs along the building. Maple trees are shown to be planted along Discovery Drive which would match the trees that exist with some evergreens in between. Ballard lights will light up the sidewalk in front of the site as well as along the sidewalk to the pedestrian bridge. Two street lights along the road frontage are also proposed to match what Integrated Liner has in front of their site. The parapet, which goes around the whole perimeter of the building has been raised from 42" to 58" in the front of the building, this should shield any visual impacts from car lights. The rest of the parapet meets the height per code.

- **Ralph Viola asked how they will handle snow removal, if they will have the black silk screening in the front of the building to help block the cars or just the aluminum fence and the solar panels that were shown have no visible site. Jon deForest stated that they will plow the snow to the back of the building and dumped over the wall into the detention area. They are just proposing the black aluminum fence to have an open look. Steve Hart stated that based on the line of sight they can shoot right above the solar panels. Steve also stated that the solar panels are not part of this approval. The solar panels will have to go in front of the Zoning Board for a variance.**
- **Chairman Mastin asked for clarification that the front parapet was 58" and the rest is 42". Steve Hart stated that is correct.**
- **Matt Polsinello asked what the height was on Floors 1-4. Jon deForest stated 42" which meets code.**

● Tony Manfredi asked if all the floors would have chain link fence on them. Jon deForest stated that just the bottom floor would for security but not the other floors. Chairman Mastin asked if there is a concern for safety. Tony Manfredi stated that yes and screening from lighting, etc. It's the Planning Departments preference to have screening on the top floor.

Chairman Mastin asked if anyone had an opinion regarding the screening.

● Ralph Viola stated that it would depend on who the neighbors are, it's strictly an industrial site. Steve Hart stated that the only neighbors are Techtonic and Integrated Liner and neighbors to rear. Ralph asked if they are primarily concerned with the left side. Tony Manfredi stated that it's an attempt to not have any complaints on the project.

● Matt Polsinello asked what the constraints are in making the parapet higher. Jon deForest stated its cost and it impact the foundation.

● Ralph Viola stated if we're so concerned about the top floor we should also be concerned with the 2nd and 3rd floor as well. Tony Manfredi stated that they could give conditional approval tonight regarding the visible screening from headlights.

MOTION: A motion was made by Chairman Mastin as follows: 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 Type 1 Action and by carefully considering and reviewing the Full Environmental Assessment Form, considering all the Applicant's proposed mitigation measures as they relate to environmental issues and more particularly to Lighting, traffic, fire and rescue and MS-4 storm water management and hereby issues a Negative Declaration under SEQRA.

Seconded by Ralph Viola & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

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

- **Satisfying outstanding technical details, including but not limited to light pollution, and for SWPPP as determined by the Town Planning Department & Town's Consulting Engineer**
- **All remaining fees are paid to the Town**
- **The design professional will be required to inspect and certify that all work has been completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy or Certificate of Compliance and all certifications are to be submitted to the Building Department prior to the issuance of the C of O or C of C.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; P. DiMascio-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

350 COLUMBIA TRPK.-MINOR SITE PLAN

(16-07)

Nicolette Hindes presented the proposal to the Board. The property is located at 350 Columbia Turnpike and consists of 2,400 square feet. She is looking to open a grocery store for specialty foods and imports with nothing being cooked or prepared on premises. Chairman Mastin asked the Board if anyone had any questions.

- Matt Polsinello asked if there would be any outside changes and if the store would just consist of the one building, if they she would use the cooler on site and if the side entrance would be used. Nicolette stated that the parking lot would be restriped, lighting updated, some landscaping done and the ramp painted. She stated that there are actually 3 coolers on the site but that she doesn't plan on using them. The side entrance would be used as emergency access only.
- Ralph Viola asked if she was going to do anything in the rear of the building and when she would be open. Nicolette stated that she might have a farmers market there in the future if things work out. The plan is to be open 7 days a week, 9 am to 7pm.
- Paul DiMascio asked if there would be any tractor trailer deliveries. Nicolette stated that box trucks only. Chairman Mastin stated that he figures that the delivery trucks will be like what came before. Nicolette stated that they are small box trucks.

MOTION: A motion was made by Mike Bottillo as follows: **The Town of East Greenbush Planning Board hereby issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan subject to the following condition:**

- **Satisfying outstanding technical details, including but not limited to parking, landscaping and exterior lighting as determined by the Town Planning Department.**

Seconded by Paul DiMascio & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2016-13 Holland-67 Morner Road-Area Variance-Construction of a 10' x 14' deck in front yard-assigned to Ralph Viola

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the May 25, 2016 meeting minutes as is.

Seconded by Mike Bottillo. Motion carried by a 4-0-1 vote. Matt Polsinello abstained.

Motion by Chairman Mastin to approve the June 8, 2016 meeting minutes as is.

Seconded by Matt Polsinello Motion carried by a 4-0-1 vote. Matt Mastin abstained.

ADJOURMENT:

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Mike Bottillo. Carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely, Planning Secretary

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