

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 OCTOBER 12, 2016

Members:

Matt Mastin, Chairman
Mike Bottillo
Jim Moore
Ralph Viola
Paul DiMascio
Jim Giordano

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 (6) members were present. Matt Polsinello was absent.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the September 28, 2016 meeting minutes as is. Seconded by Ralph Viola. Motion carried by a 4-0-2 vote. Paul DiMascio & Jim Giordano abstain.

PUBLIC HEARING:

CALDWELL/FORREST/KOSPA-RIDGE ROAD-MINOR 3-LOT SUBDIVISION (16-11)

Chairman Mastin read the Legal Notice.

The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to Section 276 of the Town Law and the Town's Land Subdivision Regulations on the application of Shawn Caldwell for a Minor 3- Lot Subdivision called the "Caldwell/Forrest/Kospa Subdivision". Lot 1 consists of 15 +/- acres. Lot 2 consists of 7 +/- acres. Lot 3 consists of 47 .8 +/- acres, the remaining lands. The property is located in the R-B, Residential Buffer Zoning District, Tax Map # 166.-7-22. Said Public Hearing will be held on Wednesday, October 12, 2016 at 7:05 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Matt Mastin, Chairman

Shawn Caldwell was present as well as Mr. Forrest who both stated the subdivision is just to allow each of them to build a single family residence on each lot for themselves and the remaining lands would be owned by Kospa. Chairman Mastin asked if anyone had any comments regarding the proposal. There were none. Chairman Mastin asked the Board if they had any comments.

●Paul DiMascio asked if they planned on subdividing the remaining lands in the future. Shawn Caldwell stated that would be up to Kospa, the owner.

Chairman Mastin asked if there was anyone present to speak in favor or opposition of the proposed subdivision. No one spoke in favor or in opposition.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby closes the public hearing.**

Seconded by Mike Bottillo & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES.

MOTION CARRIED BY A 5-0 VOTE

OLD BUSINESS:

CALDWELL/FORREST/KOSPA-RIDGE ROAD-MINOR 3-LOT SUBDIVISION (16-11)

MOTION: A motion was made by Chairman Mastin as follows: **The Town Planning Board and Project Review Team 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 Paul DiMascio & roll called as follows:

**M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES;
J. Giordano-YES.**

MOTION CARRIED BY A 6-0 VOTE

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

- **Satisfying outstanding technical details as determined by the town planning department; and**
- **All remaining fees are paid to the Town.**

Seconded by Paul DiMascio & roll called as follows:

**M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES; R. Viola-YES;
J. Giordano-YES.**

MOTION CARRIED BY A 6-0 VOTE

REGENERON-MAJOR SITE PLAN-MILL CREEK/TEMPEL LANE (15-20)
UPDATE ONLY:

Steve Hart of Hart Engineering presented the proposal to the Board on behalf of Regeneron. Gerry Underwood, Kyle Cherry, Eric Rose, Steve Gibeault from Regeneron, Ray Darling of SMRT and Christina Downey of Clough Harbor were also present. Steve Hart stated that the intent at this time is to Phase the project and get approval for Phase 1 only at this time, which would consist of an 187,000 square foot warehouse consisting of approximately 160 employees. Review for water/sewer & traffic is being done on the entire project. Phase 2 would consist of an 110,000 square foot office building and a parking garage. Phase 3 would consist of an 82,500 square manufacturing building, and Phase 3A would consist of another 82,500 square manufacturing building. For full buildout the intent is to extend Tempel Lane all the way out to Third Avenue. For Phase 1, Tempel Lane would be extended into a secondary roadway to the warehouse and improved to that point. A secondary road for emergency access only would be constructed to Third Avenue. Water and Sewer for the project will connect at Third Avenue through a 16" water main and a 12" gravity sewer. Steve Hart asked if the Board had any questions before they started talking about traffic. Chairman Mastin explained where they are within the process. Chairman Mastin stated that the Planning Board's role is to provide an advisory opinion to the Town Board, as they ultimately approve the project. Currently the SEQR process is ongoing; the environmental impact statement is in draft form. Tony Manfredi stated that Regeneron is looking to Phase the project, and as a result, phase traffic mitigation. Clough Harbor communicated to the Town today, that the final phase of Tempel Lane would necessitate the extension of Tempel Lane. This would be looked at as a component of the conditions of final approval and look at the possibility of phased mitigation as it's triggered by each phase as they occur. Christina Downey from Clough Harbor spoke to the Board about the traffic study. To sum up Christina's presentation each phase is going to trigger certain mitigation for traffic.

- Ralph Viola asked if Third Avenue traffic was considered in the study.

- Jim Giordano asked if there was any thought of a traffic signal at Third Avenue at the intersection of Tempel Lane & if the warehouse will trigger more shift work. Christina Downey stated that upon full build out of the Tempel Lane project that a traffic light was a condition. Gerry Underwood stated that the warehouse generally consists of one shift.

Chairman Mastin also stated that the Board would like to see traffic monitoring upon the completion of each Phase, starting with Phase 1.

- Ralph Viola asked that with the traffic congestion that currently exists on Third Avenue if Clough Harbor has any recommendations on how to handle the additional traffic that's proposed. Also at the I-90 interchange, will all traffic be required to go right and go around the roundabout or is that only truck traffic. Christina Downey stated that NYSDOT will have to look at that and hopefully through optimizing signal timing it will help alleviate the problem. Christina Downey stated that all traffic would be required to go right off of the I-90 exit.

- Jim Moore asked why only 20% of trips from the site end up going northbound on Route 4. Christina Downey stated that Regeneron gave them data on all of their employees and that percentage was concluded by using the existing employee base and their zip codes.

- Ralph Viola asked if the plan was after the complete build out to align Tempel Lane with Cedarcrest Drive. Also, for Phase 1, will the emergency access be available, is it manageable for emergency access now. Christina Downey stated that is correct. Kyle stated that Tempel Lane off Third Avenue is not currently manageable for emergency vehicles.

- Jim Moore asked who currently owned Tempel Lane and what rights exist. Steve Hart stated that it's currently a Town Road and if and when it was extended it would be built to Town standards.

Tony Manfredi asked Steve Hart to touch on the proposed egress onto Third Avenue and how it's changed a little bit since the original proposal.

Steve Hart stated that the original proposed road looked like it was going to affect some of the neighbors on the private drive that comes in. The intent now is to try to deal with Hal Betters and Dan Young with the cemetery property coming to a four way intersection with Cedarcrest Drive. Steve Hart stated that there is an office/storage building that will need to be relocated.

- Jim Moore asked if an alternate route has been considered as he feels there's a substantial impact to the single family houses. He specifically asked about a 5 acre lot that sits next to I-90. Steve Hart asked if it was the Mabey's site he was referring to. Steve Hart stated that there is a tremendous amount of environmental issues to access Third Avenue in that area.

Gerry Underwood stated that they would prefer not to have to build a thru road; he would prefer to have Regeneron isolated.

Tony Manfredi stated that another point with the traffic monitoring is that it allows the verification of the traffic counts of the study and would trigger what mitigation issues would need to be addressed for Phase 2. The applicant would be responsible for paying for the traffic monitoring.

- Jim Moore asked what the trip generation associated with Phase 2 & Phase 3. Christina Downey stated that it's approximately 560 am and 523 pm trip in and out for full build out.

Chairman Mastin asked if the traffic study could be emailed to the Board members. Tony Manfredi stated that as soon as it's complete that it will be.

- Ralph Viola stated that traffic is a big issue and they want to make sure they take the right steps so that additional traffic issues aren't created.

- Jim Moore asked about the specifics in regards to optimizing the signal timing on Route 4. How is it planned to minimize traffic on Route 4 & Third Avenue and are they anticipating a que.

Christina Downey stated that there is a que analysis in the traffic study.

- Ralph Viola asked if the emergency access is required in Phase 1. Steve Hart stated that they are checking with the Building Department on their standpoint.

- Jim Moore asked if the ongoing Phase of the East Greenbush Tech Park was also included in the back ground traffic.

Chairman Mastin stated that the draft EIS should be wrapped up in 1-2 weeks, then the Town Board would deem it complete and open up a 30 day public comment period. Then a finding statement would be issued.

- Jim Moore asked if the Board could have feedback by the consultants.

Tony Manfredi stated that yes, there can be meetings on it, and also conditions for the resolution will be discussed. We're looking at December for a finding statement to be issued.

Chairman Mastin asked if there was anything else. There was not. He stated this was an update only.

LAPINSKI DENTAL-114 TROY ROAD-SITE PLAN MOD & LOT LINE ADJ. (16-10)

Steve Hart of Hart Engineering presented the proposal to the Board which is a lot line adjustment and a minor site plan modification to add additional parking to their site. Daryl Bart & Joe Lapinski, the owners were also present. Steve Hart stated that additional parking of approximately 4,000 square feet will be added to the existing facility. Steve Hart stated that they will gain 8 parking spaces. A 6' white vinyl stockade fence is proposed with 12- 5' high arborvitae and they propose to plant 5 blue spruce behind the fence on the residential side off of Paul Street. There will be a dry well in the center of the parking lot. Landscaping is at 28%.

- Ralph Viola asked if the existing brown fence on the right side was the applicants and if it was right on the property line. Daryl Bart stated that it is not their fence and it is right on the line. Ralph stated that the reason he asked is that if they keep their fence out 2 feet that someone will need to maintain in between the fences. They should just push their fence back. Also Ralph stated that he feels a line should be put in the front before turning out to delineate the entrance and exit.

Chairman Mastin stated that the applicant is nowhere near the required buffer for landscaping.

Type 2 landscaping is a minimum of 6'. Since this property is zoned PBB with R-2 behind, they need to have that buffer.

- Ralph Viola asked if the applicant is going to be able to get the parking lot paved by November 15th. The applicant was hoping to be able to pave it this year.

- Jim Moore wanted to point out the Alternative Landscaping options, 3.25 & 3.21 (06) in the Comprehensive Zoning Law and also Type 2 Landscaping.
- Ralph asked if landscaping is set since there's a fence buffering the entire lot. Chairman Mastin stated that the fence is separate from the landscaping. Daryl stated that they could enhance the landscaping that currently exists in the front yard of the site by adding landscaping to the north and south corners of the site.

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 declares the project an Unlisted Action and hereby issues a Negative Declaration under SEQRA.

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby grants conditional final approval of the proposed minor site plan modification & lot line adjustment with the following conditions:

- Satisfying outstanding technical details as determined by the Town Planning Department; and
- All remaining fees are paid to the Town.
- Revise tree height to at least 6' to meet Type 2 Landscaping.
- Expansion of landscaping on North & South Western portion of lot conforming with Type 4 Landscaping per Town's Zoning Law.

Seconded by Jim Giordano & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

UABDC-1/2 CARPINELLO ROAD-MINOR SITE PLAN (16-13)

Steve Hart presented the proposal to the Board. The site is located on Carpinello Road and consists of approximately 43 acres. The proposal is to clear approximately 4.5 acres of trees. Steve Hart wants it clear so he can get an accurate topography of the site. Steve Hart stated that there used to be two ponds with a 6' high berm in front of each one. There could be an increase in drainage at the end of the property from the clearing. So what is being proposed is that they will spread mulch on site for ground cover. Stumps will be left also. The reason for the clearing is that the Army Corp has these listed as isolated wetlands, so this is an opportunity to clear the land and grade it so it could possibly be used in the future.

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 Mike Bottillo & roll called as follows:

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

MOTION CARRIED BY A 6-0 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 SWPPP as determined by the Town Planning Department
- All remaining fees are paid to the Town

Seconded by Jim Giordano & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

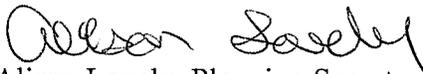
NEW ZBA REFERRALS:

NONE

ADJOURNMENT:

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

Respectfully Submitted


Alison Lovely, Planning Secretary