



# The Town of East Greenbush

## Meeting Minutes

**Date:** March 8, 2016  
**To:** Project Review Team  
**From:** Alison Lovely  
**Re:** 3/2/16 PRT Minutes

---

### **In attendance:**

Joe Cherubino	Building Inspector
Jeff Pangburn	Zoning Board of Appeals Chairman
Tony Manfredi	Planning & Zoning Director
Jim Connors	Chazen Companies, Consulting Engineer
Tom Grant	Town Board Member
Jack Conway	Supervisor
Alison Lovely	Planning/Zoning Secretary

### **8:30 AM East Greenbush Tech Park Phase 2**

**Present was Steve Hart, Art & Paul Dombrowski (developers) & Terrance Blake from BBL**

- Tax Map # 156.-2-1.111 East Greenbush Tech Park Phase 2
- Proposing to develop Phase 2 consisting of approximately 53 +/- acres
- Follow current PDD unless not valid, then follow O Zoning District
- Proposing roadway through parcel ending in a cul de sac
- Construction of a 37,000 square foot 2 story building with the possibility of 4 future buildings totaling approximately 394,800 square feet.
- Federal wetlands on site
- Joe Cherubino mentioned that both HANYS and Third Avenue pump stations needs a lot of work
- An emergency exit only proposed for new section.
- Roadway would be constructed with first 37,000 square foot building
- Roadway and storm water management areas would be subdivided off
- Any future development would come in with its own SWPPP
- Each building would have its own storm water management areas
- SEQR covered on full build out
- Low pressure sewer easement near dead end running along Mannix Road to allow future access for neighbors to hook into Town water/sewer
- Required would be a detailed major site plan, 2 lot subdivision, Type 1 Full EAF, no variances required, updated traffic study, updated archeological/historic study, waste water evaluation and an updated SWPPP.

**9:10am Gasification Project –Port of Rensselaer**  
**Present was Dave Harder, Bill Bruce & Vic Gush**

- Tax Map # 154.-2-20, CI Zoning District located at the entrance of American Oil Road consisting of approximately 24 acres, old East Greenbush Marina parcel
- Proposing large Gymnasium type building, approximately 30 employees
- 5 acres would be required for the size of the plant, as close to the road as possible
- 24 hour facility, produces electricity from garbage, including metals, glass, and aluminum's which all get recycled, proposing 450 tons a day, process runs at approximately 800 degrees
- EPA involved, under Article 10, EIS would be required under SEQR
- Approximately 450 tons produces 4.5 megs of power which would be sold back to National Grid, enough power to run approximately 1,500 houses
- Can take processed sludge
- Need emission numbers and where it falls with natural gas-specifics not provided
- 50 to 60 million cost for plant, all parts are made in the USA