

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 July 25, 2018

Members:

Matt Polsinello, Vice Chairman
Nancy Kupiec
Mike Bottillo
Kurt Bergmann

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of Planning & Zoning

CALL TO ORDER / DETERMINATION OF QUORUM

Vice Chairman Polsinello called the meeting to order and determined that a quorum of four (4) members were present. Matt Mastin, Jim Moore and Ralph Viola were absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

GLAZ/AMADORE- NEWKIRK ROAD-MAJOR SITE PLAN-SENIOR APTS. (18-02)

This project was tabled as the applicant wasn't present & there are some outstanding issues with the site plan.

TOWN CENTER-COL.TRPK.-PDD/MAJOR SITE PLAN (17-19)

Steve Hart stated that there was nothing new to add and they are just looking to get a scheduled public hearing.

MOTION: A motion was made by Vice Chairman Polsinello as follows: A Public Hearing is hereby scheduled for August 22, 2018 @ the East Greenbush Town Hall @ 7:05 PM.

Seconded by Kurt Bergmann & roll called as follows:

M. Polsinello-YES; M. Bottillo-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW BUSINESS:

REGENERON-TEMPEL LANE-MIDDLE BRIDGE-SITE PLAN MODIFICATION (15-20)

Steve Hart from Hart Engineering, Kyle Cherry & Jason DiIulio from Regeneron were all present. Steve Hart stated that the proposal centers around the north utility corridor, which connects the site to Third Avenue Extension, was mainly constructed for the maintenance of utilities. They have two other bridges that are approved and are just cuts with water through it.

EAST GREENBUSH PLANNING BOARD/MEETING MINUTES/JULY 25, 2018
PAGE 2

They are proposing a bridge to connect the whole corridor which is required to cross wetlands for a temporary construction access. This third, middle bridge will be spanning the wetland by coming up a few feet in elevation. It's a 40' wetland that they're spanning with an approximately 70' long bridge. Vice Chairman Polsinello asked what makes it a temporary bridge vs. a permanent bridge, and whether it's going to be demolished at the end. Steve Hart stated that it allows for a secondary access during construction.

Kyle Cherry stated that the support systems determine whether it's considered a temporary versus permanent, there are no foundations or excavations within the wetlands. This makes the next phase of construction easier by separating construction traffic and operational traffic.

- Nancy Kupiec asked if it was an intermittent stream running under the bridge and if the work was affecting Mill Creek. Kyle Cherry stated that it's a flat wet area and no part of it touches the wetlands, it's not affecting Mill Creek. Nancy Kupiec asked Adam if he ever got a definition of the "overlay district". Adam stated that it's from the high water mark from either shore and doesn't apply here.

- Kurt Bergmann asked if this road comes out where the old Mannix Road was. Steve Hart stated that no, it comes out next to the Mabey's parcel right next to I-90.

- Nancy Kupiec stated that she would like to see a bigger map section of the area when she gets materials from him.

Vice Chairman Polsinello asked if there were any further questions.

- Nancy Kupiec stated that she has a concern about the habitats and the fencing and concern about the animals that migrate through there being able to get through and also the water areas so they're not blocked so migrating patterns aren't broken. Kyle Cherry stated that they are just fencing off what their developing at this point.

MOTION: A motion was made by Vice Chairman Polsinello as follows: The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated January 12, 2018, prepared by Stantec for the proposed site plan modification.

Seconded by Mike Bottillo & roll called as follows:

M. Polsinello-YES; M. Bottillo-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 4-0 VOTE

UPDATES:

REGENERON-DISCOVERY DRIVE-BLDG.85 ADDITION-MAJOR SITE PLAN (12-11P)

Steve Hart of Hart Engineering gave an update to the Board and stated that the proposed addition is on the north side of building 85, which is the closest building to Red Mill Road. Steve Hart stated that the project was in front of the Zoning Board last night for a public hearing for an area variance for the front setback as they are proposing 25' and 35' is required and there was a lot of positive feedback. The project is on hold through the Zoning Board until SEQR is closed out. The Town Board is the lead agency. Vice Chairman Polsinello asked if there were any questions from the Board. There were none.

REGENERON-DISCOVERY DRIVE-PARKING GARAGE EXPANSION (15-07C)

Steve Hart of Hart Engineering gave an update to the Board and stated that no variances are needed for this proposal which is a four-story parking garage which will match identically to the existing garage and will be located in front of the existing garage. Vice Chairman Polsinello asked if there were any questions from the Board. There were none.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

ZBA Appeal #2018-11-Hoffmans-302 Columbia Turnpike- Area Variance-for the installation of a 32 SF; 9' high monument sign assigned to Mike Bottillo

ZBA Appeal #2018-12-TCJ Troy Road, LLC.-597 Columbia Turnpike- Area Variance-
Construction of a single story building where there is a two story height requirement-assigned to Kurt Bergmann

REVIEW AND APPROVAL OF MEETING MINUTES:

Approval of the June 13, 2018 meeting minutes postponed due to quorum issue.

ADJOURMENT:

There being no further business before the Board, the meeting was adjourned by Vice Chairman Polsinello. Seconded by Nancy Kupiec. Carried by a 4-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary