

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 JANUARY 13, 2016

Members:

Matt Mastin, Chairman
Mike Bottillo
Jim Moore
Paul DiMascio

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 four (4) members were present. Matt Polsinello, Jim Giordano and Ralph Viola were absent.

ORGANIZATIONAL MEETING 2016:

Meetings:

- Meetings will be held two times per month on the second and fourth Wednesday of each month.
- Meetings will commence at 7:00 PM in the Town Court Room or Community Room.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints The Chazen Companies, Behan Planning, Laberge Engineering, H. V. LaBarba & Associates Engineering, Delaware Engineering as Planning Board Engineering consultants.**

Seconded by Mike Bottillo & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Absent</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. DiMascio	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Mr. Giordano	<u>Absent</u>

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Matt Polsinello as the Vice Chairperson in absence of the Planning Board Chairman.**

Seconded by Paul DiMascio & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Absent</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. DiMascio	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Mr. Giordano	<u>Absent</u>

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Joseph Slater as the Planning Board Attorney.**

Seconded by Mike Bottillo & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Absent</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. DiMascio	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Mr. Giordano	<u>Absent</u>

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby appoints Alison Lovely as secretary to the Board.**

Seconded by Paul DiMascio & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Absent</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. DiMascio	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Mr. Giordano	<u>Absent</u>

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby approves the proposed 2016 meeting calendar.**

Seconded by Mike Bottillo & roll called as follows:

Roll Called as follows:

MOTION CARRIED BY A 4-0 VOTE.

Chairman Mastin	<u>Yes</u>
Mr. Polsinello	<u>Absent</u>
Mr. Moore	<u>Yes</u>
Mr. Bottillo	<u>Yes</u>
Mr. DiMascio	<u>Yes</u>
Mr. Viola	<u>Absent</u>
Mr. Giordano	<u>Absent</u>

Chairman Mastin read into the record what Matt Polsinello wrote on behalf of member Judy Condo and sent to him. I want to make a motion to recognize and thank Judy Condo, former Planning Board member for her hard work and dedication on the Planning Board for the Town of East Greenbush. Judy served the Town in many roles in the past for both the Planning Board and Zoning Board of Appeals where she served as Chairperson. Her time on the Planning Board was much appreciated by himself and the rest of the Board. She was always professional and one of the hardest working members of the Planning Board whom we had the pleasure working with.

The following motion was made by Chairman Mastin to thank Judy Condo for her service to the Planning Board and community.

Seconded by Paul DiMascio & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore- YES; P. DiMascio-YES.

MOTION CARRIED BY A 4-0 VOTE

The following motion was made by Chairman Mastin to thank Matt Polsinello for his service to the Planning Board and community.

Chairman Mastin wanted to take a minute to recognize Matt Polsinello as Chairman to the Planning Board for the last 7 years. He dedicated a ton of time as Chairman attending the Wednesday morning Project Review Team meetings and the Board looks forward to continuing to work with him.

Seconded by Paul DiMascio & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore- YES; P. DiMascio-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW BUSINESS:

NONE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal # 2015-14-Regeneron-Mill Creek/Tempel Lane-Special Use Permit & Area Variance-report by Ralph Viola

Matt Mastin read Ralph Viola's report into the record.* See attached report for further details.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby recommends that the Zoning Board of Appeals grant the Special Use Permit & Area Variance.**

Seconded by Paul DiMascio & roll called as follows:

M. Mastin-YES; M. Bottillo-YES; J. Moore-YES; P. DiMascio-YES.

MOTION CARRIED BY A 4-0 VOTE

NEW ZBA REFERRALS:

NONE


REVIEW AND APPROVAL OF MEETING MINUTES

Approval of the December 9, 2015 & December 23, 2015 meeting minutes postponed until the January 27, 2016 meeting.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Jim Moore. Carried by a 4-0 vote.

Respectfully Submitted


Alison Lovely, Planning Secretary

January 6, 2016

East Greenbush Planning Board
225 Columbia Turnpike
East Greenbush, NY 12061

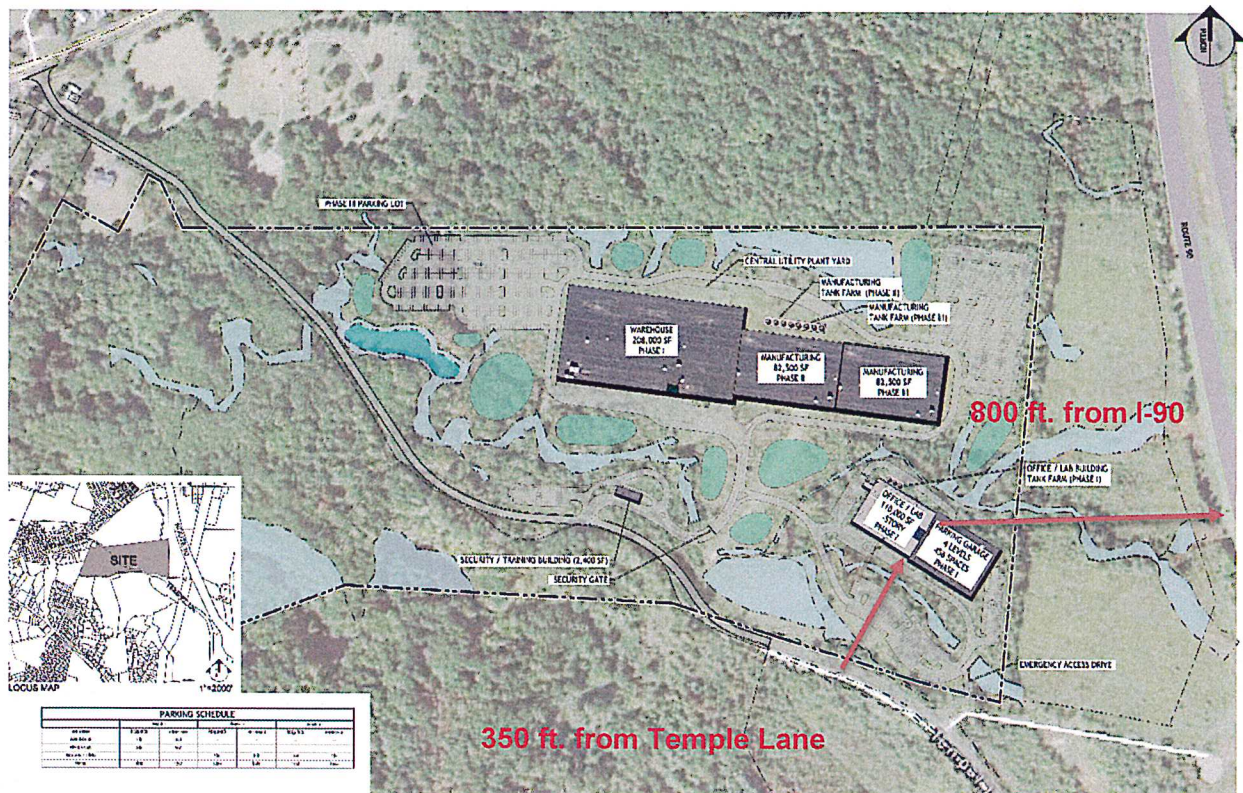
Attn: Chairman Matt Mastin

RE: Area Variance Review and Special Use Permit

Mill Creek Development LLC Appeal # 2015-14
401 Temple Lane
Rensselaer, NY 12144

I met with the applicant's representative Steve Hart from Hart Engineering on January 4th to discuss the area variance and special use permit request. Mr. Hart is representing Regeneron Pharmaceuticals who will be purchasing the property and developing the site.

The applicant is requesting an area variance for the construction of a four story office building sixty (60 ft.) in height. This parcel is located in a Corporate Office/Commercial Zoning District (OC). In accordance with section 2.7.5 E the maximum building height allowed in this OC Zoning District is 50ft.



The applicant is also requesting a special use permit for the construction of a manufacturing/warehouse facility in Corporate Office/Commercial Zoning District (OC). The corporate office commercial district is intended to permit and encourage a grouping of offices and commercial buildings creating a large scale campus-type development, easily accessible by major roads and built to high standard. In accordance with Section 2.7.5 C special uses could include Industry, light research and development lab. Regeneron's request falls within these Special Permit Uses.

No undesirable change would be produced in character of neighborhood or a detriment to nearby properties:

This vacant parcel is currently undeveloped land consisting of fields and woodlands. The parcel sits between Third Avenue Extension and Rt. 151 and between I-90 and Temple Land in the east/west direction. The property borders Capitol Cemetery to the north. The closest existing house is located 3000 ft. from the northwest property line. The construction of this four story office building will not affect or change the character of the neighborhood because there currently is **not** any adjacent neighborhood within any close proximity to the site. The office building will be approximately 350 ft. from Temple Lane and approximately 800 ft. from I-90. There aren't any adjacent neighbors to affect.

There is not any feasible alternative sought by applicant that can be achieved without this variance that would allow for an economical office building:

This area variance would allow Regeneron to construct a taller office building with a smaller footprint and gain the office space required for this new manufacturing complex. Regeneron has been resident in the Town of East Greenbush for many years. They have grown exponentially within the last ten years. Their commitment to expand their operations not only at their existing complex off Discovery Drive, but at this new site off Temple Lane is a major capital expenditure and investment in our community. An office complex four stories in height and 150,000 square foot of office space will mean an expanded job growth for our town.

Approval of this variance would have NO adverse impact on the physical or environmental conditions in the neighborhood:

The proposed office building will be approximately 800 ft. from I-90. The building will have a floor elevation at 230. +/- . I 90 is approximately 20 ft. above FF elevation. Therefore, only 40 foot of the building would be visible from I-90 if there were not any trees or vegetation. Visibility of this complex from any direction will not result in any negative or detrimental view. As demonstrated in the Discovery Drive Complex, Regeneron's buildings, grounds and landscape areas are designed with great detail given to the resident's privacy and the communities neighborhood conception and vision.

Garelick Farms was granted an area variance in 1999 for the tank farm that is adjacent to I-90 for 75 ft. tanks. This parcel has direct visibility from I-90. Old Phoenix Life building is another tall complex with direct visibility from I-90 which also presents no negative visual impact.

Area Variance Review and Special Use Permit
Mill Creek Development LLC Appeal# 2015-14 Pg. 3

The applicant is requesting an area variance to increase the building height from 50 ft. to 60 ft. This 10 ft. additional height request is not a substantial amount over the allowable building height allowed in an OC Zoning District.

Given the size of the parcel and the location of the proposed manufacturing/warehouse buildings in regards to the property boundaries there should not be any concerns with noise levels. There will be an increase in traffic flow to the site, however it will be during hours when the Regeneron personnel are changing shifts. If Temple Lane eventually becomes a cross road between Third Avenue and Rt. 151 it would cut the traffic flow in half between both intersections. The previous plans for this site had apartment complex and retail development which would have resulted in higher traffic volumes with longer peak durations.

Given the above findings I recommend to the East Greenbush Planning Board a favorable recommendation to the E.G. Zoning Board of Appeals.

Respectfully,

Ralph J. Viola

Ralph J. Viola
E.G. Planning Board Member
518-573-8907