

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 12, 2019

Members:

Jim Moore, Acting Vice Chairman
Ralph Viola
Nancy Kupiec
Kurt Bergmann
Chris Horne

Also Present:

Joseph Slater, Planning Board Attorney
Alison Lovely, Planning & Zoning Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Acting Vice Chairman Moore called the meeting to order and determined that a quorum of five (5) members were present. Matt Mastin was absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

250 MCCULLOUGH PLACE-CLUSTER SUBDIVISION & MAJOR SITE PLAN: (19-06)

The project was postponed until the next meeting.

REGENERON-26 TECH VALLEY DRIVE-SITE PLAN MODIFICATION: (19-10)

Steve Hart of Hart Engineering presented the proposal to the Board. Regeneron wants to secure the perimeter of their building with a fence around the whole site. Steve Hart stated that there will be two gates which will be open from 6am to 6pm and then shut at night to secure the property. Steve Hart stated that they have been working with the fire department to see what the best kind of the 2-3 methods of accessibility are for emergency services and both gates will be slide gates.

- Kurt Bergmann asked how high the fence would be. Steve Hart stated 6' high with 3 rows of barbed wire above that.
- Ralph Viola asked if this is the same building that they proposed the chiller pads for and how will the gates operate if the power is lost. Steve Hart stated that yes this is the same building and that they will check with the Fire Department.
- Acting Vice Chairman Moore asked if the barbed wire is attached to the chain link mesh & what the separation between the NYSDOT fence and Regeneron's fence is. Steve Hart stated that the fence is chain link with 3 strands of barbed wire along the top of it. There is about a foot between the two fences. Steve Hart stated that NYSDOT's fence isn't fully intact.
- Chris Horne asked if the fences are close enough together that no one will be running a lawn mower through it. Steve Hart stated that is correct and it's wooded in that area.

Vice Chairman Acting Moore asked if there was anything else. There was nothing.

MOTION: A motion was made by Acting Vice Chairman Moore as follows: **The Town of East Greenbush Planning Board hereby determines this action to be a Type II action under SEQRA and grants conditional approval of the Site Plan Modification as depicted on the plans prepared by Hart Engineering and dated 6/5/19 subject to the following:**

- Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning Department; and
- Access egress for emergency services to be approved by the Building Department & Emergency Services.
- All remaining fees are paid to the Town.

Seconded by Nancy Kupiec & roll called as follows:

J. Moore-YES; R. Viola-YES; N. Kupiec-YES; K. Bergmann-YES; C. Horne-YES.

MOTION CARRIED BY A 5-0 VOTE

KUDLER-92 LOUIS DRIVE-SPECIAL USE PERMIT:

(19-16)

Scott Stevens of Kasselmann Solar presented the proposal on behalf of the applicant/home owner Dustin Kudler which is to place a ground mounted solar array at 92 Louis Drive. Scott Stevens stated that the proposal consists of approximately 20 panels (4 x5) configuration consisting of a 33' x 13' area of panels with a height at the base of 1'4" at the base with 8' maximum height in the rear. Scott Stevens stated there is a lot of natural screening on the property.

- Chris Horne asked if there will be any visibility from the east, now or in the wintertime. Scott Stevens stated that no not currently, he is unsure about in the winter.
- Ralph Viola asked if the site is higher or lower than the homes in the area. Nancy Kupiec stated that it might be higher.

Joe Slater told Scott Stevens that he should contact Adam Yagelski, the Director of Planning & Zoning as a formal site plan is required for the proposal under the Town's Solar Law which should include grading on the property.

- Ralph Viola stated that his only concern is visibility for the other homes.

Scott Stevens stated that he can provide a topographic map.

- Kurt Bergmann asked if Scott Stevens can determine the distance of the solar panels from the closest home. Ralph Viola took the referral for this project with a report due at the July 10, 2019 meeting.

MOTION: A motion was made by Acting Vice Chairman Moore as follows: **The Town of East Greenbush Planning Board hereby declares itself as Lead Agency under SEQRA, classifies this action as an Unlisted Action, accepts the sketch plan & schedules a Public Hearing scheduled for July 10, 2019 @ the East Greenbush Town Hall @ 7:05 PM.**

Seconded by Nancy Kupiec & roll called as follows:

J. Moore-YES; R. Viola-YES; N. Kupiec-YES; K. Bergmann-YES; C. Horne-YES.

MOTION CARRIED BY A 5-0 VOTE

WORKSHOPS:

**TOWN CENTER-PDD-COLUMBIA TURNPIKE-SEQR FINDINGS & PDD
RECOMMENDATION**

(17-19)

The Board publicly discussed the proposed Local Law with the applicant and discussed any possibly changes. Terresa Bakner from Whiteman, Osterman & Hanna was also present to give input and to answer any questions. A vote on the recommendation to the Town Board was postponed until the June 26, 2019 meeting.

Some of the issues discussed included allowable uses, lighting standards, buffers for the adjacent properties, and the potential amenity package.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

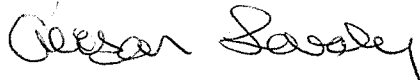
REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Acting Vice Chairman Moore to approve the May 22, 2019 meeting minutes as is. Seconded by Chris Horne. Motion carried by a 5-0 vote.

ADJOURMENT:

There being no further business before the Board, the meeting was adjourned by Acting Vice Chairman Moore. Seconded by Ralph Viola. Motion carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary