

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 27, 2022

Members:

Matt Mastin, Chairman
John Conway Jr.
Don Pantan
Kurt Bergmann
Ralph Viola
Chris Horne

Also Present:

Anna Feltham, Director of Planning
Joseph Slater, Planning Board Attorney-via phone
Mike Brown, Planning Engineer
Alison Lovely, Secretary, Planning/Zoning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of six (6) members were present.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

ELP-13 MORNER ROAD-2 LOT SUBDIVISION, SITE PLAN & SUP

(22-06)

Will Bliss, who is the Director of Engineering at East Light Partners, (“ELP”), & Wendy De Wolf were both present. Will Bliss stated that the proposal in East Greenbush is for a two lot subdivision in order to install an access road and utility poles to a solar array located in North Greenbush. Will Bliss stated that a Special Use Permit is also needed as part of the solar project. Will Bliss stated that North Greenbush is the Lead Agency on this project and the project received a negative declaration in June and they have also received approval from North Greenbush for the solar panels. The solar array is located approximately 700’ from Morner Road. Will Bliss showed a visual showing before and after pictures of the solar array.

- John Conway asked if there was any access from North Greenbush at all. Will Bliss stated that no, Morner Road only.
- Ralph Viola asked if they are proposing battery storage too. Will Bliss stated that they are not sure if they are going to build it with battery storage. Ralph Violas asked if the North Greenbush Fire Department will be responsible for the site & how will they gain access to it. Will Bliss stated that the North Greenbush Fire Department would be responding to the site and access is from Morner Road.
- Ralph Viola asked if the access road will be maintained year round and if it will be paved. Will Bliss stated that it will be maintained year round and will consist of stone.
- John Conway asked if they had a photo showing the site from North Greenbush. Will Bliss stated that it’s photo #3 in the packet. John’s packet didn’t have the photo in it, but Chairman Mastin let John look at his packet.

Wendy De Wolf stated that they met with some of the North Greenbush neighbors regarding a visual of the solar array. Will Bliss stated that the closest parcel is 800' from a dead end road in North Greenbush. Anna Feltham stated that there is a comment letter from the public hearing in North Greenbush and it's available on the google drive.

Chairman Mastin asked if they could put the utilities underground. Will Bliss stated that they cannot due to each pole having its own equipment attached to it.

- Ralph Viola asked if it's safe to say that there are no East Greenbush residents who will have a visual impact from this project. Wendy De Wolf stated she doesn't believe that anyone will be able to see the poles or solar panels.

- John Conway asked if the part of the parcel owned by ELP, consists of 25 acres. Will Bliss stated that is correct.

Wendy De Wolf stated that once the solar panels are up that there is hardly any traffic to the site.

Chairman Mastin asked how they will manage plowing of the road. Will Bliss stated they will contract it out. Chairman Mastin stated that the Board will have two public hearings the same night, one for the minor subdivision & the other for the Special Use Permit. Anna Feltham stated that the Town Board will review the project and hold a public hearing as it is a major site plan.

- Chris Horne asked what happens if the useful life of the solar array ends, what happens to the poles & the road. Will Bliss stated that there is a decommissioning plan through North Greenbush, a security will sit with the Town of North Greenbush for the life of the project.

- Ralph Viola asked what happens in regards to the battery storage, if there is a fire, how will someone be notified that there is a fire. Will Bliss stated that there is a fire suppression system within the battery storage & it is monitored remotely.

Chairman Mastin asked where a firetruck would get water when the site is 700' from the road. Wendy De Wolf stated she thinks there is a hydrant at the end of the road. Chairman Mastin stated that in that part of Town usually the Fire Departments would get water from a pond. Will Bliss stated that they will discuss that with the fire department.

- Kurt Bergmann asked if there would be security fencing. Will Bliss stated that there will be a 7 ½ feet high fence around the whole system. Anna Feltham asked if there is a gate near the Knox box. Will Bliss stated that the gate has a Knox box as it was requested by the Town of North Greenbush.

Chairman Mastin asked if the Board had any further questions. There were none.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby accepts the sketch plan and accepts the sketch plat and classifies the sketch plat prepared by Environmental Design Partnership, LLP dated March 14, 2022 last revised, June 22, 2022, as a Minor 2-lot Subdivision. The East Greenbush Planning Board recognizes the North Greenbush Planning Board as lead agency on this project having received notice to this effect and having no objection, the North Greenbush Planning Board did classify the action as Type 1 under SEQRA and issue a negative declaration for the proposed project on June 27, 2022.

Seconded by Don Panton & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-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 schedules a Public Hearing related to the proposed Minor 2-Lot Subdivision for August 10, 2022 at the East Greenbush Town Hall at 7:00PM.

Seconded by Kurt Bergmann & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-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 schedules a Public Hearing related to the proposed Special Use Permit for August 10, 2022 at the East Greenbush Town Hall at 7:05PM.

Seconded by Chris Horne & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-YES.

MOTION CARRIED BY A 6-0 VOTE

CHEEMA PETRO, LLC.-360/362 COLUMBIA TRPK-MINOR SITE PLAN/LLA & SUP (22-13)

Rich Nolan from Nolan Engineering was present as well as James Morrissey from British American and the applicant, Surinder Cheema who owns 30 gas stations in the area. Rich Nolan stated that the proposal is for a 3,000 sq. ft. gas station with 6 pump islands with a convenience store and a drive thru & they will need a Special Use Permit. Rich Nolan stated that the building will have a single gable roof with false dormers on it. Rich Nolan showed a floor plan and elevation drawings.

•Chris Horne asked if there was a place for people to eat inside. Rich Nolan stated that there will be two tables with four chairs each.

•Kurt Bergmann asked if there is a two story requirement. Anna Feltham stated only in the B-1 zone, this location is B-2.

•John Conway asked if a drive thru is allowed in the B-2. Anna Feltham stated that is.

Chairman Mastin asked what kind of features there would be outside. Surinder Cheema stated that there will be propane and an ice box.

•Kurt Bergmann asked if there will be a car wash. Surinder Cheema stated there is no car wash.

Chairman Mastin asked if the applicant could provide photos. Rich Nolan stated that they can.

•Don Panton asked if there is a diesel tank. Rich Nolan stated that there will be two tanks, one will be super and one diesel.

Chairman Mastin asked if there was landscaping on the plan. Rich Nolan stated this is just a concept plan, there is some landscape around the building and by the road. The building coverage on the site is 35% and the asphalt is 24%.

•John Conway asked about curb cuts. Rich Nolan stated that there are two existing ones and they won't change.

•Kurt Bergmann asked if they are proposing signage. Rich Nolan stated that they can draw up what they are proposing.

Anna Feltham asked about traffic flow through the site. Rich Nolan stated that there will be directional signs, both curb cuts will have traffic coming in & out and there is an extra lane outside of the drive thru lane.

Chairman Mastin asked what they are proposing for a finish for the dumpster enclosure. Rich Nolan stated that there will be either a chain link fence with privacy slats or a decorative fence.

- Ralph Viola stated that the only issue he sees with the dumpster enclosure is that it's visible from the road. Ralph would like the opening to not face 9 & 20. Rich Nolan stated that there is enough room on the site that they should be able to move the dumpster enclosure to another location.

- Kurt Bergmann asked how far the closest residence is. Rich Nolan stated that he can provide an aerial view.

- Ralph Viola stated that the stormwater shows that it's discharging to the rear and asked that it's not going to pond is it. Anna Feltham stated that what they've shown looks like the stormwater is discharging to the pond.

Chairman Mastin stated that as far as process, there are three actions for this project, minor site plan, lot line adjustment and a Special Use Permit, which will require a public hearing.

Chairman Mastin stated that there is water/sewer on 9 & 20. Rich Nolan stated that is correct.

- Kurt Bergmann stated that it looks like there is a National Grid easement on the one part of the site.

Anna Feltham stated that it's over the pond. Rich Nolan stated they're not doing anything in that area.

- Kurt Bergmann stated that they should identify that on the plan.

Chairman Mastin stated that the intent tonight was just a presentation.

Rich Nolan stated that as far as stormwater, will they require a full SWPPP on the property.

Anna Feltham stated that a SWPPP is required and she wants to get a TDE on Board for review.

Chairman Mastin asked if there was anything else. There were no other comments.

NEW ZBA REFERRALS:

ZBA Appeal #2022-06-Lombardi-15 Bruen Court-Area Variance-Garage- Assigned to Chris Horne report due at the August 10, 2022 meeting

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the July 13, 2022 meeting minutes. Seconded by John Conway. Motion carried by a 5-0-1 vote. Chris Horne abstains.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Pantan. Motion carried by a 6-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary