



The Town of East Greenbush

225 Columbia Turnpike, Rensselaer, New York 12144

TOWN BOARD MINUTES SPECIAL MEETING March 30, 2022

To view a recording of the full meeting, please visit Town Hall Streams or Facebook link below:
https://townhallstreams.com/stream.php?location_id=119&id=44644
<https://www.facebook.com/TownofEG/videos/663651184869759>

The following is a summary of the Town Board Special Meeting as recorded by the Town Clerk.

Call to Order **6:00 PM**
Pledge of Allegiance
Town Board Meeting:

Members of Town Board

Present	Absent	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supervisor J. Conway
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilor T. Tierney
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilor H. Kennedy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilor B. Fritz
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Councilor E. Nestler

Schedule of Meeting:

The Town Board of the Town of East Greenbush will hold a Special Meeting on Wednesday, March 30, 2022 at 6:00 p.m. at East Greenbush Town Hall, 225 Columbia Turnpike in the Town of East Greenbush to conduct a Public Workshop on Large Scale Solar Energy Systems, set new rates for summer camp, and attend to any other business brought to the Board's attention.

Open Public Privilege: Resident, David Terpening, addressed the Town Board with his comments.

Stakeholder Meeting to Discuss Solar Energy Law Update – Presentation by Adam Yagelski, Director of Planning and Zoning

87-2022 A Resolution to Make Staff Appointments for Summer Camp

WHEREAS, the Community and Recreation Department is essential to the work of our town government as it entails coordinating activities for families, youth and seniors alike, in addition to managing the summer camp program; and

WHEREAS, the Town Board recognizes the importance of these key positions, Camp Director(s) and Assistant Director (s), Medical Director, Assistant Medical Director; and

WHEREAS, the Town Camp is divided into a junior camp for children grades 1-5, and senior camp for children grades 6-8; and

WHEREAS, per New York State and Rensselaer County Department of Health guidelines, the Camp is required to have a medical professional on staff with the title of RN, LPN, or MD as well as an on-site assistant medical director with Basic Life Support training; and

WHEREAS, Mariah Macary, RN is certified and trained to serve as Medical Director as she has done previously from 2019-2021; and

WHEREAS, applicants applied through the Community and Recreation Department and participated in interviews with Town staff; and

WHEREAS, all candidates were once campers at the Town of East Greenbush Summer Camp, further showing the Town’s commitment to providing a safe and enjoyable environment for the youth of our town during the summer months; and

WHEREAS, the Town Comptroller confirms that this Resolution will have a material impact that is to be determined;

now, therefore, be it

RESOLVED, that the following candidates are appointed to serve as Summer Camp Staff for the 2022 season;

Caitlin Lallier	Summer Camp Director/Asst Med Director
Mariah Macary, RN	Medical Director
Michael Iula	Senior Camp Director
Katharine Asenbauer	Junior Camp Co-Director
Ashley Angelo	Junior Camp Co-Director
Cara Lallier	Senior Camp Assistant Director

and be it further

RESOLVED, that Mariah Macary will be compensated at the rate of \$20.00/hour, Caitlin Lallier will be compensated at the rate of \$22.50/hour, Michael Iula, Katharine Asenbauer and Ashley Angelo will be compensated at the rate of 17.50/hour, and Cara Lallier will be compensated at the rate of \$15.50/hour;

and be it further

RESOLVED, that these appointments are in effect from March 17, 2022 until August 22, 2022.

The foregoing resolution was duly moved by Supervisor Conway and seconded by Councilor Kennedy and brought to a vote resulting as follows:

- Supervisor J. Conway VOTED: YES
- Councilor H. Kennedy VOTED: YES
- Councilor T. Tierney VOTED: YES
- Councilor B. Fritz VOTED: YES
- Councilor E. Nestler VOTED: YES

88-2022 A Resolution to Establish Summer Camp Fees for 2022

WHEREAS, the Town Board of the Town of East Greenbush is required to establish rates to be charged by the Community and Recreation Department; and

WHEREAS, the attached rates for the summer camp program have been established and reviewed by the Town Board; and

WHEREAS, these fees are vital as they are one of the main source of revenue for the Community and Recreation department and allow the town to continue to bring exemplary recreational opportunities to all its residents; and

WHEREAS, the Town Comptroller confirms that this resolution has no material negative impact on Town finances;

2022 Summer Camp Fees:

Prices Are Per Week	Resident Camp Tuition	Non-Resident Camp Tuition
Full Day	\$175.00	\$200.00
½ Day	\$125.00	\$150.00
After Care Per Child	\$80.00	\$80.00
Half Day Add on 1 Field Trip	\$30.00	\$30.00
Flat Fees		
Withdrawal Fee PRIOR to June 1 st (After June 1 st , NO refunds)	50.00	50.00
Discounts:		
Each Additional Child	10% off each child= 145.00	10% off each child= \$175.00

The foregoing resolution was duly moved by Supervisor Conway and seconded by Councilor Kennedy and brought to a vote resulting as follows:

Supervisor J. Conway	VOTED: YES
Councilor H. Kennedy	VOTED: YES
Councilor T. Tierney	VOTED: YES
Councilor B. Fritz	VOTED: YES
Councilor E. Nestler	VOTED: YES

89-2022 A Resolution Authorizing the Commissioner of Public Works to Purchase Variable Frequency Drives (VFDs) and Related Components for a Project to Upgrade the Third Avenue and Barracks Road Pump Stations

WHEREAS, in accordance with the Town Board’s Amended SEQRA Statement of Findings for development of the Regeneron Pharmaceuticals, Inc. (“Regeneron”) Tempel Lane Campus development and the Development Agreement between the Town and Regeneron, the

Town is upgrading the sanitary sewer pump station and conveyance infrastructure serving a portion of the Town that includes Regeneron's Tempel Lane Campus development; and

WHEREAS, upgrades include replacement of the existing pump stations known as the Third Avenue Pump Station, the Barracks Road Pump Station as well as approximately 1,450 lineal feet of sanitary sewer forcemain connecting the Third Avenue Pump Station to the downstream gravity sewer system (the "Project"); and

WHEREAS, the final plans have been approved by NYSDEC and Rensselaer County Department of Health, are undergoing final NYSDOT review, and the final plans include a design and specifications for installation of a Temporary Bypass of the Third Avenue Pump Station in order that additional flow can be accepted during construction of the upgrades; and

WHEREAS, the Temporary Bypass involves, inter alia, installation of the approximately 1,450 lineal feet of new 10" forcemain in order to reduce the total dynamic head such that the pumping capacity of the existing pumps can be increased; and

WHEREAS, Adirondack Mountain Engineering, P.C. ("AME"), in its capacity as the Town Designated Engineer for the Project, conducted a review of the Temporary Bypass design, including an evaluation of the health and status of the existing pumps in order to confirm that they might successfully be used for the Temporary Bypass; and

WHEREAS, AME's technical memorandum summarizing the evaluation recommends the installation of variable frequency drives (VFDs) and related components in order to control flows from the Third Avenue Pump Station while the Temporary Bypass is installed; and

WHEREAS, Town staff have forwarded to NYSDEC a request from Regeneron to increase flows from their Tempel Lane Campus to the full buildout maximum anticipated flows, indicating that the Town has conducted a review of the Temporary Bypass final design (i.e., as required by NYSDEC) and, provided the design includes AME's recommendations, would take no exception to Regeneron's request; and

WHEREAS, Regeneron will pay for costs associated with the Temporary Bypass, including the VFDs and related components, in accordance with the Development Agreement between the Town and Regeneron; and

WHEREAS, Shrier Martin Process Equipment, upon a solicitation from AME, provided a quote of \$15,436.00 for procurement and installation of the needed VFDs and related components; and

WHEREAS, the Town Comptroller confirms that this resolution has a material negative impact on the Town's finances charged to account code 81204.03.04.109 (Regeneron Barracks 3rd Ave project) over \$800,000 until the project is fully reimbursed by Regeneron;

now, therefore, be it

RESOLVED, that the Town Board of the Town of East Greenbush hereby authorizes the Commissioner of Public Works to purchase VFDs and related components for an amount not to exceed \$15,436.00, which costs will be reimbursed by Regeneron, in accordance with the Development Agreement, in order to construct the Temporary Bypass at the Third Avenue Pump Station;

and be it further

RESOLVED, that the aforementioned reimbursement funds, upon receipt by the Town, must be booked into account code 200.99.00.96.

The foregoing resolution was duly moved by Supervisor Conway and seconded by Councilor Nestler and brought to a vote resulting as follows:

Supervisor J. Conway VOTED: YES

Councilor E. Nestler	VOTED: YES
Councilor T. Tierney	VOTED: YES
Councilor H. Kennedy	VOTED: YES
Councilor B. Fritz	VOTED: YES

90-2022 A Resolution to Schedule a Special Joint Meeting of the East Greenbush Town Board and Zoning and Subdivision Regulations Update Committee

WHEREAS, the Town Board of the Town of East Greenbush empaneled a Zoning and Subdivision Regulations Update Committee (“the Committee”) to take the lead in amending the Zoning Map and Subdivision Regulations; and

WHEREAS, in addition to its monthly meetings, the Committee has decided that several topics that are part of the update process require individual meetings with stakeholders; and

WHEREAS, one of the topics that requires special attention is the zoning and subdivision amendments that affect Columbia Turnpike; and

WHEREAS, it is the Town Board and Committee’s desire that all stakeholders on Columbia Turnpike have a chance to be heard on this most important aspect of the Zoning and Subdivision Regulations Update; and

WHEREAS, the Town Comptroller confirms that this resolution will not have a material impact on the Town’s finances;
now, therefore, be it

RESOLVED, that the Town Board of the Town of East Greenbush hereby schedules a Special Joint Meeting with the Zoning and Subdivision Regulations Update Committee for April 19, 2022 at 6:00 p.m. at East Greenbush Town Hall, 225 Columbia Turnpike in the Town of East Greenbush to consider input from stakeholders on Columbia Turnpike.

The foregoing resolution was duly moved by Councilor Tierney and seconded by Councilor Fritz and brought to a vote resulting as follows:

Councilor T. Tierney	VOTED: YES
Councilor B. Fritz	VOTED: YES
Supervisor J. Conway	VOTED: YES
Councilor H. Kennedy	VOTED: YES
Councilor E. Nestler	VOTED: YES

PRESENTATION: Lisa Borst, Human Resources Manager - Job Descriptions, Performance Evaluations, and Compensation Systems

ADJOURNMENT

Motion to adjourn by Supervisor Conway and seconded by Councilor Fritz and brought to a vote as follows:

Supervisor J. Conway	VOTED: YES
Councilor B. Fritz	VOTED: YES
Councilor T. Tierney	VOTED: YES

Councilor H. Kennedy
Councilor E. Nestler

VOTED: YES
VOTED: YES

Respectfully submitted,

Ellen Pangburn
East Greenbush

DRAFT

Stakeholder Meeting

2022 large scale solar
energy system moratorium &
Solar Energy Law update

Town of East Greenbush

March 30, 2022

Solar Energy Law for the Town of East Greenbush (Local law 1 of 2017)

- Provides short definition section
- Distinguishes between roof-mounted, ground-mounted and large-scale solar systems
 - Roof-mounted for use on-site permitted as an accessory use in all zoning districts
 - Some aesthetic/screening considerations and requirements
 - Site plan review not required if for use onsite and installed parallel to underlying roof
 - Ground-mounted for use on-site and no larger than 160 sq. ft. permitted as an accessory structure in all districts
 - For on-site use and larger than 160 sq. ft. require special use permit in all districts
 - Height restrictions – maximum vertical title no higher than 8 ft. in residential districts and 15 ft. in other districts
 - Setback, aesthetic and screening considerations and requirements
- Large-scale solar energy systems (LSSES) limited to a maximum of 2.5 acres in size
 - LSSES primarily defined by electricity production for off-site consumption
 - Special use permit through R-OS, A-R, O, OC, OI and CI districts (as amended by LL 3 of 2017)
 - Required site plan approval
 - Decommissioning plan required

Moratorium – local law 1 of 2022

- Adopted by Town Board on January 19th, 2022
- 6 month timeline for adoption of updated solar law
- Seeking input from NYSERDA, solar developers, other stakeholders
- Review and input from:
 - Town’s Conservation Advisory Council (CAC) – *Solar Assessment* (Sept. 2021)
 - Zoning Update Steering Committee and consultants, MJ Engineering
 - Planning Board
 - Town Board
- * • Public hearings – Town Board must hold at least 1 public hearing
- ① Anticipate making draft local law public in April

Solar energy law update 2022

- Continue to differentiate between roof-mounted, ground-mounted and large-scale solar systems with smaller on-site use solar systems allowed as an accessory use in all zoning districts
- Large scale solar energy systems-specific modifications
- Will address battery energy storage system as a separate local law, in conjunction with solar law update
- Coordinate with ongoing zoning law update

Solar Energy Law LSSES Modifications

- Update/expand relevant definitions, zoning districts
- Consider co-use regulations, explore incentives
- Differentiate between 'tiers' based on MW/KW output
- Expand use-specific standards (e.g., setbacks, fencing, signage)
- Expand site plan review application requirements
- Expand abandonment and decommissioning requirements

Timeline for Update

Date	Reviewing Group	Action Item
March 30 th	Solar Stakeholder Meeting	Get feedback from solar developers and other stakeholders
April		Internal review of draft local law
April 27 th	Planning Board	Planning Board has 30 days to review draft local law and refer to Town Board
May	Zoning Update Committee	Review draft local law, solar stakeholder meeting follow up
May 11 th , May 25 th	Planning Board	Planning Board motion to referral to Town Board re: amending CZL*
May 11 th , May 18 th	Town Board	Address SEQR
June 8 th	Town Board	Public hearing and presentation of final draft
June 15 th	Town Board	Review final draft, adopt local law
July 20 th		Moratorium ends

*Comprehensive Zoning Law