

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 13, 2022

Members:

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

Also Present:

Anna Feltham, Director of Planning
Joseph Slater, Planning Board Attorney
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 five (5) members were present. Chris Horne was absent.

PUBLIC HEARINGS:

NONE

Chairman Mastin introduced the new employee in the Planning Department, Mike Brown. Mike Brown stated that he's the new Planning Engineer for the Town. Mike stated that he has over 20 years of experience as a Construction Inspector & he was the assistant Planning Director for the City of Rensselaer for three years. Mike said that most recently he has been involved with Regeneron as the site plan compliance inspector & he lives in Town. Chairman Mastin stated that they are glad to have him.

OLD BUSINESS:

MABEY'S REALTY LLC.-486 THIRD AVE. EXT.-MAJOR SITE PLAN

(19-02)

Steve Hart of Hart Engineering presented an update to the Board. Steve Hart stated that they have been working on a bullet point letter of some items that haven't been addressed by Mabey's on Phase 1. Steve Hart stated that Mabey's is interested in coming in with a new building. Steve Hart stated one of the bigger items was the remaining GEIS fees which have since been paid for Phase 1. Steve Hart stated that there were concerns on whether the following had been completed: landscaping, ponds, fences, amount of black top installed. Steve Hart stated without going through all the comments, he'll address some of the bigger one. Steve Hart stated that Mabey's had added some asphalt to the site where there is a transformer, the entrance road instead of being 26' wide is like 27' wide, the added some asphalt in another area, so there is concerns regarding stormwater management. Six lights were added under the canopy that weren't part of the lighting plan & a light or two was added to the front of the building. Some of the items not completed are part of Phase 2. Steve Hart stated that some of the trees planted have died so new trees were planted in their place & also planted all the shrubs.

•Ralph Viola stated that on the original plan there was a dumpster enclosure and now the owner feels that they don't need a dumpster enclosure. The owner stated that there will be a regular pickup from a Third party and what does that mean. Steve Hart stated he feels they do everything internally, there is no garbage on the outside. Ralph Viola asked if we require a dumpster enclosure on all commercial sites. Joe Slater stated not that he knows of. Anna Feltham stated that when they were onsite the applicant was concerned that a dumpster would create a dumping ground for unwanted furniture since it's a storage facility. Ralph Viola is concerned with all the empty boxes that a storage facility creates.

•Kurt Bergmann asked if they have a cardboard compactor or anything like that. Steve Hart stated that they do not.

- Ralph Viola stated that there is a little office area there so they are generating garage, but the applicant is stating that they take it away. Steve Hart stated that originally when they thought Phase 2 would be retail, they thought the dumpster would be shared but now they're looking for more storage on the site. They only have like 1 employee, so once a week, they can carry a bag out. Ralph Viola stated that when Phase 2 comes along they will have to address that.
 - John Conway asked when Phase 2 is coming along. Steve Hart stated as soon as he gets things moving. They are looking to duplicate the rear building in the front of the site, so he believes that will require a Special Use Permit. Joe Slater stated that it was a condition of the Phase 1 approval that it would also require approval from the Town Board and wouldn't be just a modification at the Planning Board level.
 - Don Panton asked if Regeneron is utilizing the whole building space. Steve Hart is not sure but he believes so.
- Anna Feltham stated that at the PRT meeting when they were discussing the possible use, she stated that they discussed have something more visually appealing for the front building as opposed to looking like a warehouse. Anna Feltham stated that the stop in and stop bar were installed as well as the storm basin along the rear of the parcel. The supervisor has also been advised it's ok to sign the Stormwater maintenance agreement this month.
- John Conway asked when the shrubbery went in. Steve Hart stated probably about a month ago. They replaced the six trees that had died and then at the same time put all the shrubs in.
 - Ralph Viola asked if the elevation for the front building will be the same as the rear building. Steve Hart stated that it will be.
 - Kurt Bergmann asked about signage. Steve Hart stated that signage was improved but wasn't installed. Anna Feltham stated that there was a temporary sign.
- Chairman Mastin feels that it should be noted on the approval for the next phase that no parking of moving trucks be allowed on this site.
- Chairman Mastin asked if there were any further comments or questions. There were none.

IMMANUEL CHURCH-4 ONDERDONK AVE.-MAJOR SITE PLAN

(20-18)

Joe Slater stated that this was on the agenda as more of a procedural item tonight. Joe Slater asked if the Town Board actually scheduled a public hearing. Anna Feltham stated that they will at the actual Town Board meeting next week. Joe Slater stated that essentially this is a major site plan and has to be approved by the Town Board, the Planning Board will make a recommendation to the Town Board. The Town Board will hold a public hearing, the Planning Board has discretion to hold a public hearing if they want to. Chairman Mastin stated that they wouldn't take any action until after the Town Board hold their public hearing so there is the option for the Planning Board members to watch online or attend the public hearing of the Board can have their own public hearing. After some discussion, the Planning Board decided they would wait to see how the public hearing goes with the Town Board & how many people come out for it and then decide whether they want to hold their own. The public hearing with the Town Board will be scheduled for August 10th.

NEW BUSINESS:

ISLAND PARK LLC.-AMERICAN OIL ROAD-2 LOT SUBDIVISION

(22-08)

Steve Hart stated that the owner of the land is Joe Buono, and he's looking to subdivide a 10 acre piece out of an approximately 40 acre parcel which would consist of an existing asphalt recycling facility consisting of approximately 4.6 acres of land. Steve Hart stated the code requires a 10 acre parcel with 500' of frontage and would sell that parcel to the company that runs the asphalt facility. The remaining parcel is a tree farm. The frontage would be on American Oil Road. There is a limited disturbance line on the plan of 4.3 acres & the applicant has no desire to expand things outside the 4.3 acres. Steve Hart stated that there is no water or sewer. The applicant is working on stormwater management regarding some wetland concerns. Steve Hart stated that a site plan medication and special use permit are also required for the site. Chairman Mastin asked if they were planning any structures. Steve Hart stated that no they are not. All the equipment on site is portable.

Chairman Mastin stated that the process is a site plan modification & special use permit. Joe Slater stated also the two lot subdivision. Chairman Mastin stated that there would be a public hearing for both the two lot subdivision & the special use permit.

•John Conway asked that the use on half the property will not change, one of the lots. Steve Hart stated that is correct. Chairman Mastin stated that the uses on both lots won't change as they exist today, the asphalt recycling plant just doesn't have an approved site plan. Chairman Mastin stated that the tree farm will remain.

•John Conway asked if this was a temporary operation, since they don't have a structure. Steve Hart stated that is correct. Steve Hart stated it has been there for like 10 or 15 years.

•John Conway asked if they would be expanding into the 10 acres. Steve Hart stated that they are limited due to the limited disturbance line of 4.3 acres. Steve Hart stated there are no plans for expansion. Steve Hart stated that DEC & the Army Corp of Engineers are involved in the review of this.

•Ralph Viola stated that in the Special Use Permit conditions that they could make that a condition if they wanted to, that it's going to remain the same limits as existing. Chairman Mastin agreed.

•Kurt Bergmann asked if there were any issues or concerns with DEC that they would be handled separately. Steve Hart stated that is correct. Anna Feltham stated that DEC is also waiting for the Board, she said they have been in close contact with them about it. Anna Feltham stated that they will wait for SEQR to be initiated and then they will provide comments. Anna Feltham wanted to point out that with the Green Renewables project that was before the Board about a year ago, there were SHPO concerns, so she expects a detailed review of that as well. Anna Feltham stated that she has contacted JMT, one of the Town's TDE firms to help out with the review.

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

BUONO-180-200 AMERICAN OIL ROAD-SITE PLAN MOD/SPECIAL USE PERMIT (22-08B)

This was discussed as part of the above agenda item.

UPDATES:

Anna Feltham stated that they have received 10 viable submissions through the RFP for new Town Designated Engineer services and are recommending 7 for approval through the Town Board. She said there are two changes with the 7 they have. One is a new firm Tighe and Bond, DPW would probably be using this one more. Anna Feltham stated that Fred Mastroianni has retired from GPI and has his own firm, FCM, so they would be recommending him.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the June 22, 2022 meeting minutes. Seconded by John Conway. Motion carried by a 5-0 vote.

Kurt Bergmann asked what was going on with Carver Court. Anna Feltham stated that a stop work order was issued in March due to the tree clearing period. Things are at a standstill at the moment. Anna Feltham wanted to mention the SEQR & the Preliminary Plat are reaching a timeline concern. Anna will check with the Town's special counsel to confirm protocol for this.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely
Alison Lovely, Planning Secretary