

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES OCTOBER 26, 2016

#### Members:

Matt Mastin, Chairman  
Matt Polsinello  
Jim Moore  
Ralph Viola  
Jim Giordano

#### 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 five (5) members were present. Mike Bottillo and Paul DiMascio were absent.

#### PUBLIC HEARING:

NONE

#### OLD BUSINESS

#### REGENERON-MILL CREEK/TEMPEL LANE/3<sup>RD</sup> AVENUE-MAJOR SITE PLAN (15-20) UPDATE ONLY:

Tony Manfredi stated that he just received the completed traffic study for the project on Friday. Regeneron is now Phasing their project so any proposed mitigation measures are determined by each phase.

Wendy Holtsberger from Creighton Manning stated that she has received the second completed traffic impact study for the project. The first one was received in July and since then there has been a change to the project which is that the applicant is now Phasing the project. Wendy Holtsberger stated that she feels all their comments have been addressed. Phase 1 would be the construction of the warehouse, in which they calculated 95 trips in over an hour time frame. NYSDOT standard is anything over 100 trips triggers mitigation. Phase 2 would be the office, lab facility and has the same mitigation as Phase 1; and Phase 3 would be the full build out, which triggers Tempel Lane Extension be built as a complete thru road to Town standards. Tony Manfredi stated that core samples of the asphalt on Tempel Lane was done by Regeneron to determine if there is a need for an asphalt overlay in Phase 1, which is still an open issue whether or not that is needed.

- Ralph Viola asked how the traffic counts were estimated and where the 95 trips comes from, is it the manufacturing or square footage. Wendy stated that it comes from guidelines that they follow regarding trip generation numbers. Tony Manfredi asked Wendy Holtsberger to explain traffic monitoring and the benefit of traffic monitoring to see if a signal is warranted by the trip volumes. Wendy Holtsberger stated that they can do annual traffic monitoring to check the traffic counts to see if the traffic volumes warrant a traffic signal or not. Tony Manfredi asked what a good timeframe for the traffic monitoring is; either a year or 6 months? Wendy stated it's a bit cumbersome to do it every 6 months, so annually should be good.

- Jim Giordano is trying to understand where the number 95 comes from and also how much traffic comes through the roundabout in that same amount of time. Wendy Holtsberger stated that the number comes from the number of cars coming in during the peak hour and that also she said that there are probably a couple of thousand cars that come through.

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●Ralph Viola asked when the am & pm peak value times were, did they check during when the high school gets out with regards to the Couse Corners roundabout. Wendy Holtsberger stated that am peak was between 7am-9am and pm peak was 4pm-6pm.

●Chairman Mastin asked if the size of vehicles were taken into consideration. Wendy Holtsberger stated that was accounted for. Usually deliveries fall between the peak periods.

Tony Manfredi asked what Wendy Holtsberger felt was a reasonable approach for mitigation at Tempel Lane and Red Mill Road. Wendy stated turned lanes at the intersection. Tony stated that the final mitigation measures haven't been determined yet by Creighton Manning.

●Ralph Viola stated that when he looks at existing issues with traffic at Third Avenue and Route 4 at the peak hour where there is an existing problem, he doesn't feel that the timing issues with the signals will satisfy that traffic issue. He wonders why the study stops at Grandview Drive. Wendy Holtsberger stated that was the trigger point of the signals that go to the south. Route 4 needs some major mitigation issues and no project can handle that. There is mitigation proposed and it has to be looked at further.

●Matt Polsinello asked what the difference is with or without the Tempel Farms proposal.

Wendy Holtsberger stated that it would be a full built out of what was approved. He also has a concern with the two neighbors (Regeneron & Tempel Farms) and how do they as a Board reconcile the conflict regarding the fear of mitigation measures.

Tony Manfredi stated that even if Tempel Farms is never built, Tempel Lane still would need to have some improvements.

●Ralph Viola stated that where the Cedarcrest development is, where Regeneron is thinking of making an intersection, that Regeneron thinks connecting there may cause more of an issue with the neighbors. Gerry Underwood stated that yes he does.

●Matt Polsinello asked if it had even been looked into the make Cedarcrest Drive a dead end there where Tempel Lane is possibly going to be extended out to Third Avenue. That development has another access point on Third Avenue.

●Hal Betters spoke and stated that along time ago when John Nigro and Peter Marx were in to develop Tempel Farms, that there was an agreement for the continuation of Tempel Lane to come out at Woodlawn Avenue off Third Avenue Extension. Hal Betters stated he has a map that the County did which shows this.

●Matt Polsinello asked if the Board could see the differences in the Tempel Lane Extension road proposal locations and what the applicant would like to see.

Steve Hart discussed the Tempel Lane Extension options.

Chairman Mastin asked if there were any other comments. There were none.

Tony Manfredi stated that they are shooting for November 2<sup>nd</sup> for the Town Board to accept the Draft SDIS, which then opens the 30 day comment period. Tony Manfredi stated he would work with Joe Slater on Tempel Lane to find out when it was abandoned, etc.

Hank LaBarba talked about water and sewer. There is plenty of water for this site. As far as sewer, he stated there was adequate capacity to handle the additional flows, at least for the first two phases. The applicant would connect to the Third Avenue sewer but a new pump station would need to be built for Phase 3.

●Chairman Mastin asked about their waste and if it was pretty clean when it comes out.

Gerry Underwood stated that there are a few cleaning chemicals, but most are trucked off site. There is a lot of water use.

●Matt Polsinello asked if the pressures and flow for water is adequate. Hank stated that it was.

●Ralph Viola stated that for Phase 3 there would be an additional waste water line to Third Avenue. Hank stated that the line would be run for Phase 1.

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- Matt Polsinello asked how far up the road will the 6" sewer line run. Steve Hart stated that it will run all the way from Third Avenue into the site.
- Jim Moore asked when the Board might receive design plans to review. Tony Manfredi stated that they can set something up.
- Matt Polsinello asked what the calendar looks like regarding the next steps. Tony Manfredi stated that he will set up a meeting to go over the technical aspects of the project.

Chairman Mastin stated that the November 23<sup>rd</sup> meeting is cancelled since it's the night before Thanksgiving and there maybe quorum issues and they will hold a special meeting on November 30<sup>th</sup>.

**NEW BUSINESS:**

NONE

**OTHER:**

Tony Manfredi told the Board that a PDD for Thompson Hill Road is in the works and the Board will be seeing the project soon.

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

ZBA Appeal #2016-18-Bruso-52 New York Avenue-Area Variance-Front Deck-assigned to Matt Polsinello

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the October 12, 2016 with the minor change made by Jim Moore. Seconded by Matt Polsinello. Motion carried by a 5-0 vote.

**ADJOURNMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin. Seconded by Ralph Viola. Carried by a 5-0 vote.

Respectfully Submitted  
Alison Lovely, Planning Secretary

