

# TOWN OF EAST GREENBUSH PLANNING BOARD

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD

#### MEETING MINUTES

August 8, 2018

#### Members:

Matt Polsinello, Vice Chairman  
Nancy Kupiec  
Mike Bottillo  
Kurt Bergmann  
Ralph Viola

#### Also Present:

Alison Lovely, Planning Board Secretary  
Joseph Slater, Planning Board Attorney  
Adam Yagelski, Director of Planning & Zoning  
  
Jack Conway, Supervisor  
Tina Tierney, Town Board Member  
Guy Warner, Town Board Member  
Rick Matters, Town Board Member

#### CALL TO ORDER / DETERMINATION OF QUORUM

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

#### UPDATES-TOWN BOARD & PLANNING BOARD PRESENT:

#### REGENERON-TEMPEL LANE-MAJOR SITE PLAN-PROJECT UPDATE

(15-20)

Steve Hart from Hart Engineering gave an update to both the Town Board and Planning Board members. Also present was Kyle Cherry from Regeneron, Ray Darling from SMRT, Phil Dixon from Whiteman, Osterman and Hanna, Mike Stevens from Jacobs Engineering and Hank Labarba. Steve Hart stated that the warehouse is under construction and almost finished, now being proposed is a manufacturing building, office/lab (science building), parking garage and substation. Steve Hart stated that the plan they are showing is now a full build out plan of the entire campus. Tonight's primary issues are water/sewer/traffic/visual impacts and building height. Jack Conway asked Steve to put the update on context because Regeneron is in line for a certain kind of funding. We have a Final Environmental Impact Statement with a Statement of Findings for the approvals of the 495,000 square foot and the full buildout is 798,000 square feet. Jack Conway stated that what they are focusing on is the difference in square footage from what was approved in the findings statement and what an amended finding statement will look like and the decision that the Planning Board and Town Board have to make is whether we need to require a supplemental Environmental Impact Statement or if we can just do an amended finding statement. Steve Hart stated that one of the biggest issues is traffic. Originally there were 1,100 new employees for this campus and now there will be 1,500 employees which will increase the water, sewer and traffic. Steve Hart stated that for Phase 1 which is the warehouse building, they are just doing some monitoring of the traffic counts to make sure they meet within the original projections. Phase 2 would be some further studies on some of the traffic, turning lanes in and out of the campus and Phase 3 would be some added work, basically monitoring as well and determining whether signalized intersections were needed, and some work on the Couse Corner roundabout as well. Each phase of the work was carefully studied by Clough Harbour Associates with a lot of back and forth with Creighton Manning. A letter just came out that stated that the traffic concerns were adequately addressed. Steve Hart stated with regards to water & sewer they figured out about 15,000 gallons a day, it's probably closer to 150,000 gallons a day. Steve Hart stated he spoke with Hank Labarba and the numbers for the sewer basically there is some work to do to either the Barracks Road pump station or the Third Avenue Extension pump station, which ever one they have a direct impact to, they have a responsibility to do some upgrades to it, there are also some impact fees that will be addressed. Regarding the height and

visuals, they will need some height variances for the parking garage and office/lab building. Steve Hart stated that there were questions that arose regarding wetlands, there will be zero impact to any of the wetlands, and they will be working with the Army Corp of Engineers to confirm that. Steve Hart stated that they are still working on stormwater, they are not sure yet if they will have a combination of underground and above ground detention systems, quality treatment ponds, things of that nature. Archeology study complete, sign off from SHPO, A phase 1B & 2 study were done and they received a letter that stated that no further studies needed to be done. Nancy Kupiec stated that an email was going back and forth that stated that there was a cultural/historic concern. Steve Hart stated that is correct but that they determined that there was no concern.. Nancy Kupiec asked isn't there a cemetery. Steve Hart stated that is correct but that it's further back and that there is no disturbance in that area. Steve Hart stated he believes that addresses all the concerns; certainly there are always air and noise issues. Steve Hart stated that with the expansion for environmental issues, their trying to build up instead of out. The parking garage will be about 1,000 car parking garage. Jack Conway state that Phil Dixon is present from Whiteman, Osterman and Hanna, as well as Teresa Bakner from that same firm, are kind of brokering an agreement between Regeneron & the Town so we make sure since it's an expedited time frame that the Town covers all the important things: Traffic, water/sewer and stormwater. Regeneron has balked at the idea of extending Tempel Lane all the way out to Third Avenue but it's a condition of full build out for Regeneron & Tempel Farms. There is also the question of other traffic mitigation measures such as a light at Tempel Lane & Route 151. Jack Conway stated that the other concerns are the Third Avenue & Barracks Road pump stations which are not functioning adequately now. Jack Conway asked Phil Dixon if he agreed and he commented that he does. Kyle Cherry spoke briefly. Nancy Kupiec asked if the original impact statement was only relevant to the warehouse & the manufacturing. Steve Hart stated that the whole campus was initially considered. Nancy Kupiec asked if the huge water line already existed before the Regeneron proposal. Steve Hart stated that they tapped into a 16 inch line on Third Avenue that was existing but brought a bigger line into the campus to cover everything they needed to. A woman from Cedarcrest spoke and stated that she has water issues. Hank Labarba stated that he was there and has checked it out and it will be addressed. Kyle Cherry stated that the water line in the campus is big enough for full build out including the Tempel Farms project as well. Jack Conway asked if there were any questions from the Town Board. There were none. Jack Conway adjourned the Town Board meeting. The Planning Board continued onto their business.

**PUBLIC HEARINGS:**

NONE

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**FEDEX- 253 TROY ROAD-SITE PLAN MODIFICATION-FENCING (09-12C)**

Dom Arico presented the proposal to the Board. Matt Bond from CT Male was also present. Fed Ex is proposing a windscreen to their existing fencing of approximately 1,800 feet. Dom Arico showed it on the landscape plan; it's on the outside of the fence and is green.

- Nancy Kupiec asked if the screening was seasonal. Dom Arico stated that no, it's year round. It's made of a fiber material. The wind will go through it but it will block the snow.
- Ralph Viola asked if there is any reason why you wouldn't use tan or brown. Dom Arico stated that specific fiber only comes in green and black.
- Kurt Bergmann asked how you plow with it. Dom Arico stated that there are gated areas for snow removal.

●Matt Polsinello asked if it's bolted onto the existing fence & if it's in front of the landscaping or behind it. Dom Arico stated that is correct and that it's behind the landscaping.

Nancy Kupiec asked what Adam's concern about the fence was. Adam stated visual impacts.

Dom Arico stated that there are two light poles that were previously approved but were never installed, so their being installed now. They also want to add a 20' section of pavement for snow removal which was also previously approved. Dom Arico stated that they want to put a bus shelter for 4 or 5 people, approximately 5' x 10'; this is a totally new feature.

●Nancy Kupeic asked if they stated that there was already a section of the fencing up. Matt Bond stated that the stuff that was installed a couple of years ago is up, the middle section and it worked well so they want to replace the whole length with new stuff.

●Ralph Viola would like to see brown or tan. Adam stated that with the landscaping, if they're evergreens then the green will blend well. Ralph stated that he is fine then.

MOTION: A motion was made by Vice Chairman Polsinello as follows: **Whereas, on May 9, 2018, the Planning Board issued a negative declaration under SEQRA that encompassed the activities proposed in the subject site plan modification;**

**Whereas, the Town of East Greenbush Planning Board hereby grants conditional approval of the Site Plan Modifications as prepared by Arico Associates, dated January 22, 2018, last revised on May 8, 2018 and the additional site plan modification made by Arico Associates, on a separate plan dated July 27, 2018, and last revised August 8, 2018 both of which are subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning Department; and**
- **All remaining fees are paid to the Town.**

Seconded by Mike Bottillo & roll called as follows:

M. Polsinello-YES; M. Bottillo-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 4-0 VOTE

**HEIM-50-60 OLD RED MILL ROAD-LOT LINE ADJUSTMENT**

(18-20)

Caitlin Heim presented the proposal to the Board. She lives at one address and her brother lives at the other and there is a lane that runs between the properties that her mother wanted to go with 50 Old Red Mill Road.

●Nancy Kupiec asked if the lane runs between both properties. Caitlin stated that yes the lane runs from Old Red Mill Road to Route 151 and is all grass. Joe Slater stated that there are no issues with lot sizes, frontages, etc.

●Nancy Kupiec asked if there will be a new curb cut. Caitlin stated that there are individual curb cuts now. Adam asked if there is access to Red Mill Road. Caitlin stated that yes, it's a private lane.

MOTION: A motion was made by Vice Chairman Polsinello as follows:

**Whereas the Town Planning Board declares itself lead agency under SEQRA and classifies the action as an "Unlisted Action";**

**Whereas the Town Planning Board declares it has taken a "hard look" at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form and has determined that the project will not have any adverse environmental impacts, and hereby issues a Negative Declaration under SEQRA.**

Seconded by Mike Bottillo & roll called as follows:

M. Polsinello-YES; M. Bottillo-YES; N. Kupiec-YES; K. Bergmann-YES.

**MOTION CARRIED BY A 4-0 VOTE**

MOTION: A motion was made by Vice Chairman Polsinello as follows: **The Town of East Greenbush Planning Board hereby grants final approval of the proposed lot line adjustment prepared by Kaaterskill Associates and dated July 30, 2018, subject to the following:**

- Satisfying outstanding technical details as determined by the Town Planning Department; and
- All remaining fees are paid to the Town.

Seconded by Mike Bottillo & roll called as follows:

M. Polsinello-YES; M. Bottillo-YES; N. Kupiec-YES; K. Bergmann-YES.

**MOTION CARRIED BY A 4-0 VOTE**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Vice Chairman Polsinello to approve the June 13, 2018 meeting minutes as is. Seconded by Ralph Viola. Mike Bottillo abstained. Motion carried by a 4-0-1 vote.

Approval of the June 27, 2018 meeting minutes postponed due to a quorum issue

Motion by Vice Chairman Polsinello to approve the July 25, 2018 meeting minutes as is. Seconded by Mike Bottillo. Ralph Viola abstained. Motion carried by a 4-0-1 vote.

Kyle Cherry spoke briefly to the Board about the Regeneron Expansion.

**ADJOURMENT:**

There being no further business before the Board, the meeting was adjourned by Vice Chairman Polsinello. Seconded by Nancy Kupiec. Carried by a 5-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary