

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518) 694-4011 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH PLANNING BOARD
MEETING MINUTES
March 14, 2018

Members:

Matt Mastin, Chairman
Matt Polsinello
Jim Moore
Nancy Kupiec
Kurt Bergmann

Also Present:

Alison Lovely, Planning Board Secretary
Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of 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. Mike Bottillo & Ralph Viola were both absent.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

EG TECH PARK-MAJOR SITE PLAN/PDD EXPANSION-SECTION 2/PHASE 2 - TECH VALLEY DRIVE (05-49b)

Steve Hart of Hart Engineering & Bill Mafriaci from Hershberg & Hershberg were both present. Steve Hart stated that this project has been around for a long time. What's before the Board tonight is the applicant is looking for the Planning Board to send a recommendation to the Town Board for the PDD & major site plan. Steve Hart stated that they went to PRT on March 12, 2018 to discuss the roadway and utility extension and it was determined that a lot line adjustment is what is needed. All traffic alignment issues have been addressed. The site plan is for a 37,000 square foot building. Chairman Mastin asked the Board if anyone had any questions.

● Jim Moore asked about how the landscape issue ended up along Mannix Road. Bill Mafriaci stated that they enhanced the landscaping along Mannix Road. The size and density was increased with Type 2 landscaping with low lying shrubs at the cul de sac & parking lot solights from vehicles would not be shining onto Mannix Road. Chairman Mastin asked if there were any other questions. There were none.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby declares itself Lead Agency, **classifies the action as an Unlisted Action, determines the action will not have a significant adverse environmental impact, and** issues a Negative Declaration under SEQRA and grants final approval of the proposed lot line adjustment for Proposed Lot's # 5 & 6 as depicted on sheet C4 of the full set C1-C13 titled "Proposed 8 lot Subdivision for proposed 33 Tech Valley Drive East Greenbush Tech Park, Tech Valley Drive prepared by Hershberg & Hershberg, and dated March 9, 2016 & last revised March 29, 2017.

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Moore-YES; N. Kupiec -YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

Motion (05-49b)
East Greenbush Technology Park, Part 2 Planned Development District
Recommendation to the Town Board
March 14, 2018

The Town Planning Board and Project Review Team in its review of the East Greenbush Technology Park, Part 2 PDD application, considered the following factors:

1. The need for the proposed land use at the proposed project locations.
2. The existing character of the neighborhood in which the PDD will be located.
3. The location of the principal and accessory buildings on the site in relation to one another.
4. The pedestrian circulation and open space in relation to structures.
5. The traffic circulation features within the site, and the amount, location and access to automobile parking areas.

In the Planning Board's review, the following comments have been offered for the Town Board's consideration:

1. Project Improvements

The Project involves an application for the rezoning of property located on Mannix Road and Tech Valley Drive in the Town of East Greenbush from O (Corporate Office) to a Planned Development District (PDD). The existing Part 1 of the Technology Park includes seven approved lots that can accommodate up to 311,300 +/- square feet of buildings. Existing (already constructed) uses include a Marriott Residence Inn and four research/office/light industrial buildings based upon site plans previously approved. Access to the Tech Park is currently provided via Tech Valley Drive which will continue to provide access to the Phase 2 expansion with an emergency access driveway opposite Rounds Road. While specific tenants are not currently known for full build-out of the site, it is anticipated that the proposed expansion could be completed and operational by the end of 2021.

The Applicant proposes to extend the existing Technology Park Planned Development District, subdivide six additional future lots for the extension of Tech Valley Drive and develop the balance of the site to accommodate a mixed use of office/research/light industrial buildings with associated parking, loading areas, lighting, and storm water management and landscaping. The six additional future lots can accommodate 381,000 square feet of office/research/light industrial buildings. The six future lots may be reduced if a need arises for one larger user to occupy multiple lots. At full development the Technology Park (Parts 1 & 2) can accommodate a total 692,300 square feet (and up to 850,000 square feet of lower intensity uses which include large assembly area and storage) of office/research/light industrial buildings on a total of 13 separate parcels (gross site area of 86 +/- acres). There will be Parking for 1776 +/- vehicles.

Tech Valley Drive, which will be extended into Part 2, will comply with Town Standards as amended by the PDD. The Project will also require site plan approval of each lot as developed by the Town of East Greenbush Town Board and related permits, approvals and compliance determinations from other involved agencies.

The applicant proposes to commence construction of a 37,000 +/- square feet building on proposed future Lot 8 without any designated tenants. This action includes the extension of the existing East Greenbush Technology Park Planned Development District and subdivision of one lot with the right of way for dedication to the Town. Site development is shown on plans submitted by Hershberg and Hershberg dated February 2, 2016, last revised May 3, 2017, entitled "Expansion to PDD and Site Plan for Tech Valley Drive" ("General Development Plan"), which the Planning Board has found acceptable.

The Planning Board recommends

1. that the applicant obtain approval from the Planning Board in the subdivision or consolidation of lots; and
2. that final site elements shall be submitted by the applicant to the Town during the Site Plan review process and remains subject to Town approval; and

2. Landscaping and Aesthetics

The applicant has proposed that a 50 foot landscaped buffer be retained around the entire parcel and has proposed that this buffer be provided for each site, as it is developed. The applicant is proposing a landscaping plan for the proposed 37,000 S.F. building at 33 Tech Valley Drive (Sheet C9) and presented this to the Planning Board, which will include planting along the perimeter of the Project site, individual plantings within the site, and along the proposed Tech Valley Drive roadway extension and cul-de-sac. Street trees will be planted similar to that on Part 1 of East Greenbush Technology Park. Foundation plantings and planted islands in parking areas will use species suitable for the exposure and conditions at each site. The Planning Board has found the proposed landscaping for the Project site to be generally acceptable.

The applicant has proposed that buildings are a mixture of one and two story buildings with a total height to the peak of the roof of not exceeding 50 feet. The Planning Board has found the proposed landscaping for the Project site to be generally acceptable.

It is the Planning Board's recommendation that a full landscaping plan for the Project Site shall be offered by the applicant during the Site Plan review process and remains subject to Town approval. This shall include the number, type, caliper and species of landscaping to be provided. Special screening will be provided along Mannix Road where the proposed extension of Tech Valley Drive runs parallel to Mannix. This will consist of fences, walls and foliage to prevent oncoming lights from being a distraction to drivers on either road. The siting of future buildings shall take visibility from Mannix Rd into consideration, and minimize visual impacts. Subsequent Site Plans shall provide a minimum 50 foot buffer, landscaping plan, and will be subject to Town approval. To the maximum extent practicable, this 50 foot buffer shall be provided by retaining existing vegetation. Building treatments also shall also be submitted for review and approval by the Planning Board during site plan approval process.

3. Utilities

Potable water and water for fire protection will be provided from an existing 8 inch water main extended to the site limits under previous contracts. Potable water demands of this project have been estimated at 38,100 GPD based upon 0.1 GPD per square foot of building. The applicant is proposing water supply for fire protection will be provided from the same water main which will be extended and a fire protection system installed. Spacing and location of hydrants has been approved by fire officials of Fire District #3. The applicant is aware of the Town's interest in looping the water system. As this project approaches full buildout such a loop will become more desirable and feasible. The applicant proposes to work with the Town to facilitate the construction of a looped system and provide any necessary easements to allow this loop to be installed. Any required upgrades to Town facilities to support this project would be the responsibility of the applicant and at no cost to the Town. Water supply booster pumps will be considered on a site-by-site basis if the Town determines that it is necessary. The Planning Board has found this to be generally acceptable.

Sanitary sewer service for the site will be provided by extending the existing low pressure force main system from the existing system in East Greenbush Technology Park, Part 1. Sanitary sewer generated by this project has been estimated at 38,100 GPD based upon 0.1 GPD per square foot of building. The Planning Board has found this to be generally acceptable.

It is the Planning Board's recommendation that detailed studies of water supply and sanitary sewer system capacity would be evaluated during the Site Plan review process for all subsequent development and remains subject to Town approval.

4. Storm water

With respect to storm water management facilities, the applicant has confirmed that all storm water management plans and associated utilities shall conform to the specifications of the Town of East Greenbush and the latest version of the NYSDEC - New York State Storm water Management Design Manual in effect at the time of site plan application being made by the developer. At the time of application for site plan review, conforming Storm water Pollution Prevention Plan ("SWPPP") shall be submitted to the Planning Board for review. The Planning Board has found this to be generally acceptable.

It is the Planning Board's recommendation that all storm water management facilities for the Project Site shall be offered by the applicant during the Site Plan review process and remains subject to Town approval. The Planning Board further recommends that approval be subject to the execution of a Storm water Management System Maintenance Agreement between the Facility Owner and the Town.

5. Lighting

Lighting will be provided on each site. All extension lighting will conform with light level and glare standards to be established during final site plan approval. The applicant has offered that Site lighting for the Proposed 33 Tech Valley Drive shall be limited to 18-foot light fixtures, including bases, and that lighting poles and fixtures shall be down type cut off or equivalent to reduce nighttime glare.

Lighting shall be in substantial conformance with the Lighting Plan (Sheet C8) and subsequent site plans for future developments within the project. The final lighting plan shall be determined during site plan review. The Planning Board has found this to be generally acceptable.

It is the Planning Board's recommendation that a detailed plan for the location of the project lighting shall be offered by the applicant during the Site Plan review process and remains subject to Town approval. This shall include the final location and type for these facilities. The Planning Board has found this to be generally acceptable.

6. Traffic and circulation

Roadways

The applicant is proposing extending Tech Valley Drive. This will involve initial construction of approximately 1,967 lineal feet of roadway, including approximately 400 lineal feet of cul-de-sac and associated utilities to be owned by the Town and constructed according to Town standards. The applicant proposes to construct an emergency access driveway on Mannix Road opposite Rounds Road, 2,200 feet east of Tech Valley Drive. The applicant has prepared a traffic study.

The traffic study, prepared by Creighton Manning Engineering (dated July 8, 2016), finds that Phase 2 is estimated to generate 410 AM peak hour trips and 377 PM peak hour trips based on the existing trip generation of Phase 1. Including existing uses, completion of Phase 1, and Phase 2, the EGTP is estimated to generate 1012 trips in the AM peak hour and 932 trips in the PM peak hour.

After reviewing traffic flow information, and as outlined in the Final Environmental Impact Statement (FEIS), it was determined that no traffic-related improvements were required to the existing geometry of the main entrance to the Tech Park if the additional area of buildings of similar uses to those already occupying the Tech Park were 100,000 square feet or less. The only recommended improvements at this time is to add an intersection warning sign on Mannix Road for the southbound approach to the Tech Valley Drive intersection and a new stop bar at the Tech Valley Drive/Mannix Road Intersection. In addition, the existing cul-de-sac at Tech Valley Drive will be removed as a result of the construction of a new cul-de-sac at the end of the proposed road extension.

It is the Planning Board's recommendation that, if that threshold were surpassed, the realignment of Mannix Road and the intersection with Tech Valley Drive would be necessary. The preferred option for doing this would be to give priority to Tech Valley Drive, with a stop sign controlling traffic entering the intersection from Mannix Road. This would require the acquisition of land from an adjoining property owner, however, and the property owner has expressed no interest in conveying such property.

The next-preferred option is the realignment of Mannix Road farther east along Mannix Road beyond the existing Marriott Residence Inn. This would allow priority to be given to Tech Valley Drive, with a stop sign controlling traffic entering the intersection from Mannix Road. It would require construction of an additional leg of Tech Valley Drive, with the intersection located between the existing Tech Valley Drive and the new leg of that road.

The existing intersection of Mannix Road and Tech Valley Drive would be eliminated, and a cul-de-sac would be placed south of the existing intersection. This option is the preferred option if the first option cannot be constructed due to right-of-way constraints. The Planning Board has found this to be generally acceptable.

The Planning Board further recommends that, as additional development takes place within the Tech Park that a traffic study be conducted to evaluate the need for the identified traffic mitigation measures and/or additional mitigation measures.

Walking Trail

The Applicant will provide sidewalks interior to the site suitable for pedestrian access from vehicles at the entrances to buildings. The Project includes a nature walking trail which will be available to tenants and visitors to the Project and to other Town residents. The walking trail is depicted on the Walking Trail Plan (Sheet C13). The walking trail will be 5' wide with a minimum 4" crusher run base and provide a stone dust surface. The applicant is proposing to install the walking trail in phases. Approximately 2,600 lineal feet shall be installed, according to the specifications on Sheet C13, with the proposed 33 Tech Valley Drive site and approximately 4,900 lineal feet shall be installed with future development and subject to relocation based upon development.

It is the Planning Board's recommendation that the a detailed plan for the location of the walking trail shall be offered by the applicant during the Site Plan review process and remains subject to Town approval. This shall include the final location, alignment, and type for these facilities. A minimum of 7,500 lineal feet of walking trail shall be installed at full buildout of the site. The Planning Board has found this to be generally acceptable.

7. Project Operations

The applicant has proposed to require that all Contractors and tenants comply with all noise regulations of the Town of East Greenbush. Deliveries and pick up of materials used during the technological operations, storage operations or office operations on the site will take place during normal business hours. Operating conditions will be employed to minimize the impact of noise on adjoining properties. Deliveries and pickups will be limited to weekday operating hours. Trash removal hours will be arranged to minimize the potential noise impact. Similarly, snow plowing of the driveways and the parking areas will also be timed to minimize the potential noise impact but will be conducted during the early AM hours to accommodate tenants of the site. Operations shall be conducted in accordance with the FEIS adopted by the Town Board. The Planning Board has found this to be generally acceptable.

It is the Planning Board's recommendation that final project operations shall be submitted by the applicant to the Town during the Site Plan review process and remains subject to Town approval.

8. Project Amenities/Benefits

The applicant has proposed the following amenities/benefits:

- Approximately 7,500 lineal feet of nature walking trails, to be constructed in phases;
- An easement for future connections for water/sewer in the public right of way for residents on Mannix Road; and
- A connection to Columbia High School for emergency access. The approximate location is depicted on Sheet C1. The final location and configuration shall be determined by the Town.

That Planning Board defers to the Town Board as to whether these proposed amenities are acceptable, or whether further amenities or payment to the town is appropriate.

Based on the Planning Board's Review, the following findings are offered:

1. That the project as a whole and uses proposed will add to the assets of the community and will advance the goals of the Town.
2. That the use and scale of the project are compatible as appropriate with the current and planned community character of the neighborhood.
3. That the Project, in the context of the underlying zoning is commensurate with the overall benefit to the community.

MOTION: A motion was made by Chairman Mastin as follows: **Therefore, the Planning Board offers a favorable recommendation and recommends approval of the East Greenbush Technology Park, Part 2 PDD by the Town Board of East Greenbush.**

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Moore-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

Motion (05-49b)
East Greenbush Technology Park Major Site Plan
Proposed 33 Tech Valley Drive and Extension of Tech Valley Drive Recommendation
to the Town Board
March 14, 2018

WHEREAS, Greenbush Associates LLC (the "Applicant") has submitted applications for a zoning amendment (from Corporate Office to Planned Development District), and site plans entitled "Detailed Site Plan for Proposed 33 Tech Valley Drive" and "Public Roadway Plan & Profile for Proposed 33 Tech Valley Drive" as part of Part 2 of the East Greenbush Technology Park Planned Development District, prepared by Hershberg & Hershberg, dated February 16, 2016, and last revised December 6, 2017;

WHEREAS, the Town Board, with the concurrence of other involved agencies designated itself as lead agency for the State Environmental Quality Review Act (“SEQRA”), determined that the Project may have a significant adverse impact on the environment, and adopted a positive declaration requiring that a draft environmental impact statement (“DEIS”) be prepared; and

WHEREAS, the Applicant submitted a DEIS, which the Town Board and its staff and consultants reviewed; and

WHEREAS, the Town Board determined that the DEIS was adequate for public review; and established a public written comment period and a public hearing to receive comments on the DEIS and the proposed zoning amendment; and

WHEREAS, one written comment was received and has been addressed, and no oral comments were received; and

WHEREAS, the Applicant submitted a draft Final Environmental Impact Statement (“FEIS”), which, after review by the Town Board and its staff and consultants, was adopted by the Town Board on February 21, 2018;

Now, therefore, be it

RESOLVED, that the Town of East Greenbush Planning Board hereby issues a positive recommendation to the East Greenbush Town Board for Site Plan Approval for “Proposed 33 Tech Valley Drive” and “Public Roadway Plan & Profile for Proposed 33 Tech Valley Drive” as part of Part 2 of the East Greenbush Technology Park Planned Development District, prepared by Hershberg & Hershberg, dated February 16, 2016, and last revised December 6, 2017, subject to the following conditions:

- **The Town Board approves Part 2 of the East Greenbush Technology Park Planned Development District in accordance with 2.9.8 of the Town’s Comprehensive Zoning Law and Establishes Part 2 of the Planned Development District through Zoning Map Amendment;**
- **That Site Plan approval be subject to satisfying outstanding technical comments and details, as determined by the designated Town Engineers;**
- **That Site Plan approval be subject to satisfying outstanding technical details from the Town Planning and Building Departments;**
- **That all remaining fees applicable to a Planned Development District Expansion and Major Site Plan are paid to the Town.**

MOTION: A motion was made by Chairman Mastin and

Seconded by Nancy Kupiec & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Moore-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

GLAZ-OLD COUSE LUTHER RD/NEWKIRK RD.-MAJOR SITE PLAN

(18-02)

John Bossolini & Brett Steenburgh were both present. Brett Steenburgh stated that they have made some changes to the plan due to comments from the Zoning Board of Appeals. They have increased the wooded buffer from 30' to 50' along Newkirk Road, to help shield the nearest the building closest to Newkirk Road. The evergreen buffer has been moved from the edge of pavement behind the buildings to right up against the property lines of the residents on Glaz Road, the connection road is now looped around the building, and the emergency access road has been removed due to many resident's concerns at the Zoning Board meeting. Newkirk Road is now proposed to be left open as a second means of access, it will be gated off, and the dumpster has been removed from the plan as there is room for a recycling room in each of the buildings. Brett Steenburgh stated that Nancy Kupiec raised an issue about the HVAC locations, they will now be screened and placed in a banked location off of each end of a building with a retaining wall and a fence to screen them. There will be ten condensers in two rows, next to each of the three buildings.

- Chairman Mastin asked if they could have one large air cooled chiller. John Bossolini stated that it would be problematic with the customers, as if the one larger unit goes down, then everyone is affected. Brett Steenburgh stated there is 200' to 350' of natural wooded buffer between the residents on Glaz Road and any clearing that will be done.

- Chairman Mastin asked who would be the entity of opening it up (portion of Newkirk Road). Brett Steenburgh stated that it would be a breakaway gate or Knox box and that the Town would retain ownership.

- Jim Moore wanted clarification that they want to close off that portion of Newkirk Road to everything but emergency access. Brett Steenburgh stated that it was recommended that they close off that section of Newkirk Road due to site distance issues and they will propose the emergency access is required by the Town. Jim Moore stated that as things progress he would like to review this issue in more detail.

- Chairman Mastin stated that he is concerned about who will maintain the section of Newkirk Road as it essentially becomes the applicant's driveway.

- Kurt Bergmann asked to see where the sidewalks were located. Brett Steenburgh pointed them out on the site plan.

- Nancy Kupiec asked if there are apartments above the condensers. Brett Steenburgh stated that there are.

Chairman Mastin stated that their tabling the motion to accept the sketch plan and went onto the second motion. It won't hold the applicant up by not accepting the sketch plan.

MOTION: A motion was made by Chairman Mastin as follows: **The Planning Board hereby recommends the Town of East Greenbush Town Board declare its intent to seek Lead Agency status in connection with a coordinated review under SEQRA and that the project be classified as a Type 1 action.**

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Moore-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

NEW BUSINESS:

PETS SUPPLIES PLUS-501 COLUMBIA TRPK.-SITE PLAN MOD. (18-07)

Eric Redding from Bergmann Associates and Jamie Margelot from Nigro Companies were both present. Eric Redding stated that Pet Supplies Plus is proposing a scissor lift & concrete pad for the rear of their tenant space. Eric Redding stated that if a truck is parked using the scissor lift that it is out of the way enough for other trucks to pass. Chairman Mastin asked if there were any questions.

- Jim Moore asked if there is a need for a cover for the lift. Eric stated that there is not and a couple of bollards will be installed.
- Nancy Kupiec asked if there would be a pit under it. Eric Redding said no, it sits level.
- Kurt Bergmann asked what the dimensions of the lift are. Jamie Margelot stated that he's not sure but it's close to 6' x 10', it's basically a pallet jack. Kurt Bergmann also stated for the record that Bergmann Associates is not related to him.
- Nancy Kupiec asked if any trailers are allowed to sit. Eric Redding stated that around the corner behind Market 32, they do but not in this area.
- Matt Polsinello is concerned with the area to maneuver around.
- Adam Yagelski stated that there was discussion at the PRT meeting from Ralph Viola about where the controls would be for the lift. Jamie Margelot stated that they would be inside the building.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby classifies the action as an Unlisted Action, determines the action will not have a significant adverse environmental impact, and issues a Negative Declaration under SEQRA and grants final approval of the proposed minor site plan modification subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town's Consulting Engineer and Town Planning Department.**

Seconded by Matt Polsinello & roll called as follows:

M. Mastin-YES; M. Polsinello-YES; J. Moore-YES; N. Kupiec-YES; K. Bergmann-YES.

MOTION CARRIED BY A 5-0 VOTE

UPDATES:

HOFFMANS DEVELOPMENT-302 COLUMBIA TURNPIKE-MINOR SITE PLAN (18-03)

Tom Hoffman Jr. & Marty Andrews from Hoffman's were present. Marty Andrews stated that they have met with NYSDOT & Fred Mastroianni from GPI and Adam Yagelski. Tom Hoffman Jr. stated that Adam did a great job getting the comments back to them today. Tom Hoffman Jr. stated that there were questions regarding the previous subdivision that Napa did. The subdivision line cut down the center of some parking spaces. Napa's owner is aware, the code requires that site to have 29 parking spaces and even with the elimination of the spaces they still have 49 parking spaces'. Chairman Mastin stated that one of the biggest points was Barber Drive. Tom Hoffman Jr. stated that originally it was suggested to leave this access way open for residents on Barber Drive to take a left hand turn only into their site, but Tom Hoffman Jr. stated they have surveillance cameras and watched videos of the traffic that use that access point and there was only 2.2% percentage on week days and 4.4 % on Saturdays that would access the site that way so it's been determined by the review engineer to close it off. NYSDOT agreed that it will solve a lot of the problems right now.

Marty Andrews stated that he met with the Chief of the Fire Department/Steve Bestler and he stated that he doesn't have any issues with the proposal.

- Jim Moore asked if there was any discussion of a sidewalk constructed in the front of the site. Tom Hoffman Jr. stated that it's not a good intersection to have people crossing. Chairman Mastin stated this was an update only.

DEER POND-ELLIOT ROAD-MAJOR 62-LOT SUBDIVISION-UPDATE ONLY (14-08)

Andy Brick, an attorney from the Don Zee Law firm & Rejean DeVaux were both present. Andy Brick stated that all documents regarding the water & sewer district extensions & plans are finished and need signature from the client before submitting the petitions to the Town Board. Rejean DeVaux presented the road cross section to the Board after meeting with Hank Labarba and Adam Yagelski, it was determined to get rid of the originally requested curbing due to maintenance issues. Rejean DeVaux proposed an alternate roadway section which doubles the amount of Item#2 and adds an under drain and extends the shoulders 3 feet in width on each side to make it traffic bearing. Rejean DeVaux stated that if you go with type 2 and can grow grass while still being traffic bearing or item 4 will be road bearing but you wouldn't get any growth with that. Rejean DeVaux stated that in terms of storm water management areas and maintenance fees that the client would prefer a flat upfront fee and could be a condition of acceptance of the storm water areas. As far as the archeological survey they don't believe that there is anything up there but still want to do a study on that plateau and could be a condition of approval, it would be an amendment to the study. Chairman Mastin stated that the Board is ok with them having it done when the trench was being dug for the water line. Rejean DeVaux stated that as far as the connection to the water line at the entrance of the site there has been a change. Chairman Mastin asked if Hank Labarba had anything to add. Fire truck information was sent over today and Rejean stated he's addressed it on the plans.

• Jim Moore asked what the road width was again. Rejean DeVaux stated that it will be 24' wide with 3' wide grass traffic bearing shoulders on each side. Chairman Mastin asked what the width of the fire truck was without the down riggers. Hank LaBarba stated 8' and that the fire department is concerned with the edge to edge of pavement.

Andy Brick stated that he'd like to be back for subdivision approval and a SEQR declaration at the next meeting. Joe Slater stated that public hearings are optional for Type 1 actions. Andy Brick would like the district extensions to be a condition of approval and will need a public hearing for these. Adam Yagelski stated that the Fire Department still has issues with turning radiuses and the applicant should provide them with the changes & also an easement for connectivity between possible future developments. Adam Yagelski asked when the Town would get a revised submittal. Rejean DeVaux stated that probably on Friday. Chairman Mastin asked if there was anything else. There was nothing else.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERRALS:

NONE

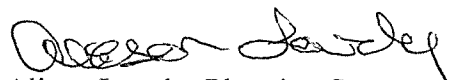
REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the February 28, 2018 meeting minutes as is.
Seconded by Nancy Kupiec. Motion carried by a 4-0-1 vote. Matt Polsinello abstained.

ADJOURNMENT:

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

Respectfully Submitted


Alison Lovely, Planning Secretary