

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 AUGUST 25, 2021

Members:

Matt Mastin, Chairman
Kurt Bergmann
Don Panton
Chris Horne
Ralph Viola
Noreen Gill
John Conway Jr.

Also Present:

Alison Lovely, Secretary, Planning/Zoning
Joseph Slater, Planning Board Attorney
Anna Feltham, Planner

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of seven (7) members were present.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

TARGET-625 THIRD AVENUE EXT. -SITE PLAN MODIFICATION

(21-16)

Lisa Juan from Kimley-Horn presented the proposal, also present was Aaron Hemquist who is an engineer that has been working with the Target stores for ten years. Lisa Juan stated that the proposal in the installation of 24 drive-up stalls including post & panels at the head of each stalls, the beacons, lighting additions and pedestrian walkway improvements. Lisa Juan stated that they heard the Board's concerns about safety regarding pedestrian foot traffic & vehicle traffic. Lisa Juan stated that looked at potential alternatives and the present interior layout at the store. Lisa Juan stated that they did make a site visit to Target and found that the majority of the people do enter the site from Third Avenue & also that the majority of people park near Third Avenue on the south side of the building and the lot across from the front of the store near the entrance. Lisa Juan stated that due to the proposal of the installation of 24 drive-up stalls including post & panels at the head of each stalls, the beacons, lighting additions and pedestrian walkway improvements that they do recommend leaving the drive up stalls in their proposed location due to the interior of the store & the proximity of everything.. Aaron Hemquist stated that he's been involved with the drive up program since the company has started the program since 2018 & has dealt with approximately 1800 of these sites across the country. Aaron Hemquist stated that they are currently remodeling Target and due to the proximity of the interior location and the location of guest services, they feel that the presented location is the best. Chairman Mastin asked how many stalls they currently have. Aaron Hemquist stated that originally they started off with 4 stalls & then went to 8 and due to the popularity of it, especially during the last year, they are proposing 24. Chairman Mastin asked if they have had any incidences with the existing 8 stalls. Aaron Hemquist stated that he talked to the store manager and that she didn't have any incidences to report.

- Chris Horne stated that she had visited and that there wasn't anyone in those stalls asked how busy they were today. Aaron Hemquist stated there are certain times/days that it's busier there.
- John Conway Jr. asked if they were planning to use the existing door in the middle of the building and if would not be used for customer's to enter.

Aaron Hemquist stated that is the door and that customers would not be able to enter there.

- Don Panton asked where the pedestrian cross walk is in relation to the main entrance. Aaron Hemquist pointed it out on the plan.

- Ralph Viola stated this store is unique, as the main entrance to a larger plaza brings traffic right in front of this store. Traffic is tremendous there, which he feels is an unsafe environment & also he hasn't checked with the Police Dept. but he imagines there's been numerous accidents there.

- Kurt Bergmann stated that he avoids going in that entrance as much as he can due to the traffic & has seen traffic backups not only in front of the store but as well as on Third Avenue.

Chairman Mastin feels that the proposal will decrease pedestrian traffic & feels it's safer.

- Noreen Gill stated that she feels the better option would be the North part of the store.

Aaron Hemquist stated that his home store in Minneapolis is a lot like this one is, so he can relate to their concerns. He stated that they could slide down the stalls a row or two further from where it is, away from traffic

- Chris Horne stated besides the obvious complication of putting a door on the Third Avenue side for this proposal, what other issues do you see. Adam Hemquist stated that one is taking parking places from people actually going inside the store & the potential for traffic backing up at the busier times.

- Noreen Gill asked if they were making a prominent cross walk. Lisa Juan stated that they will make a high visibility crosswalk and signage.

- John Conway asked if they would have an additional crosswalk for both alternatives & stop signs. Lisa Juan stated that they would & they would have yield signs not stop signs.

Chairman Mastin asked if they have seen the crosswalks that have a pedestrian light. Aaron Hemquist stated that they have as well as the reflective posts you can put in the middle of the crosswalk, he stated that are proposing pedestrian crossing signs on each side as well as reflective cross walk & they are open to adding a blinking light.

- Kurt Bergmann asked if their objective is to shorten the linear distance that the team members have to travel. Aaron Hemquist stated that is correct.

- Don Panton stated that a lot of vehicles that enter into Target aren't going to Target, their driving through to Home Depot.

Chairman Mastin asked if they had any traffic counts. Aaron Hemquist stated they did not.

Ralph Viola stated that he is really impressed with the Target App.

Chairman Mastin is in favor of the rapid flashing beacon.

- Chris Horne feels like Matt's idea is important from a safety perspective but stated that she's really concerned from a traffic standpoint. Aaron Hemquist stated that he feels they are not creating more traffic, the same number of vehicles are coming in and out, some are picking up and others are going into the store.

- John Conway asked if there was a better way to get better numbers of cars going through the plaza. Chairman Mastin asked if they could get statistics on accidents for the next meeting. Aaron Hemquist can get them.

- Chris Horne asked with the one alternative how far down have they considered moving the parking stalls down further away from the front entrance. Aaron Hemquist stated that he doesn't feel there is a huge difference between moving the parking spaces further down.

- Noreen Gill asked if they ever get employees reaching out about this store. Aaron stated there has never been anything bad and the current manager also stated that there have been no issues.

Chairman Mastin asked about installing a speed bump. Aaron Hemquist stated they have down speed humps that are more gradual & they would be open to that.

Lisa Juan asked to recap what their hearing is that potentially the alternative location and a raised crosswalk. Chairman Mastin stated in addition to a flashing beacon.

- Ralph Viola stated what he's like to see if for them to come back with a raised crosswalk, how they plan to delineate the cross walk and some type of signal & some visual signs.

Chairman Mastin stated they would like to see reflective striping, rapid flashing beacon, signage & a raised speed hump.

- Ralph Viola asked if there are proposing more lighting. Aaron Hemquist stated they are for safety.

•Ralph Viola asked if any of their stores have the covers over the parking stalls & if they plan on doing that at this location. Aaron Hemquist stated that a couple of the stores do but he is unsure whether they will do that at this location.

•Kurt Bergmann asked that the Board feels they don't really need any detailed technical information on traffic flows and numbers, etc. is that correct.

Chairman Mastin stated he would still like the numbers to solidify the numbers of instances Aaron stated.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board requests additional sketch plan information from the applicant in accordance with the Comprehensive Zoning Law Section 4.3.1.B Subsection 3C, on the sketch plan dated July 22, 2021 prior to making a sketch plan determination, requiring information related to a raised, reflective pedestrian crossing, a pedestrian signal, and 10' candles of lighting within the proposed pickup area.**

Seconded by Don Pantan & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Pantan-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW BUSINESS:

KASSELMAN SOLAR-12 LASHWAY LANE-SUP/MINOR SITE PLAN-SOLAR ARRAY

(21-22)

Loreen Harvey of Kasselmann Solar was present. Chairman Mastin stated that the proposal is for a 13.25 kW ground mounted solar array. Chairman Mastin stated that they needed a determination from the Building Department as to what the front yard & side yard is as well as the required setbacks relative to the Town's Solar Law. Anna Feltham stated that it wasn't to do with setbacks, it was to do with screening. So per the Solar Law, Anna Feltham stated that the location is a corner lot so it has two frontages, so they had to determine that it wasn't prohibited outright & side yard screening is required, but not required for the rear yard although there is something mentioned about screening from adjacent streets. Joe Slater stated that there are certain factors that have to be met with a Special Use Permit & there will be a public hearing at the next meeting and they can go through those factors then. Joe Slater asked if there was a drawing that could be passed around. Chairman Mastin asked what the height of the system was. Loreen Harvey stated it is 6.13' high. Joe Slater asked for confirmation that the green vegetation is what's existing and the orange is what's proposed. Loreen Harvey stated that is correct.

•John Conway asked what the total square footage of entire array. Chairman Mastin stated its 732.69 sq. ft.

Joe Slater asked how tall the array is. Loreen Harvey stated 6' as it can be no higher than 8'. Joe Slater asked how tall the existing vegetation is. Loreen Harvey stated she's not sure.

Chairman Mastin asked to bring pictures looking at the existing vegetation for the public hearing.

•John Conway asked if the proposal is not to provide any additional screening. Chairman Mastin stated that the question is under the proposed Special Use Permit if they're going to request additional screening.

•Chris Horne stated that it would be helpful to see an aerial view that shows where the nearest residence is. Chairman Mastin stated that they are passing down a diagram.

•Ralph Viola asked if she had any pictures showing the elevation of the solar panel off the ground & are they fixed or do they rotate. Loreen Harvey stated its 6' off the ground and they are fixed panels.

Chairman Mastin asked if there were any other questions for the applicant to get any information on.

- Chris Horne asked what the type of the proposed vegetation for screening is. Loreen Harvey stated that she wasn't sure but it's some type of evergreen.
- Ralph Viola asked if there are any homes above this elevation that it will be visible from. Loreen Harvey stated she's not sure but can find out.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares itself as Lead Agency under SEQRA, classifies this action as an Unlisted Action, accepts the sketch plan & schedules a Public Hearing scheduled for September 8, 2021 @ the East Greenbush Town Hall @ 7:00 PM.**

Seconded by John Conway Jr. & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 7-0 VOTE

REFERRALS-REPORTS & RECOMMENDATIONS:

ZBA Appeal #2021-11-Ingerson-30 Hillview Avenue-Area Variance-Front Deck w/roof-Front Setback-report by Ralph Viola

After some discussion from the Board, the following motion was made.

A motion was made by Ralph Viola as follows: **The Planning Board votes to accept John Conway's report and makes a positive recommendation on this proposal to the Zoning Board, as it relates to planning & forwards the report to the Zoning Board.* See attached report for further details.**

Seconded by Chairman Mastin & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Panton-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW ZBA REFERALLS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the August 11, 2021 meeting minutes as is.

Seconded by Kurt Bergmann. Motion carried by a 6-0-1 vote. John Conway Jr. abstained.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.

Seconded by Don Panton. Motion carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary

August 24, 2021

East Greenbush Planning Board
225 Columbia Turnpike
East Greenbush, NY 12061

Attn: Chairman Matt Mastin

RE: Area Variance Review 2021-11

Stephen Ingerson
30 Hillview Avenue
Rensselaer, NY 12144

Property 30 Hillview Avenue
Rensselaer, NY 12144
Tax Map# 154.60-7-6

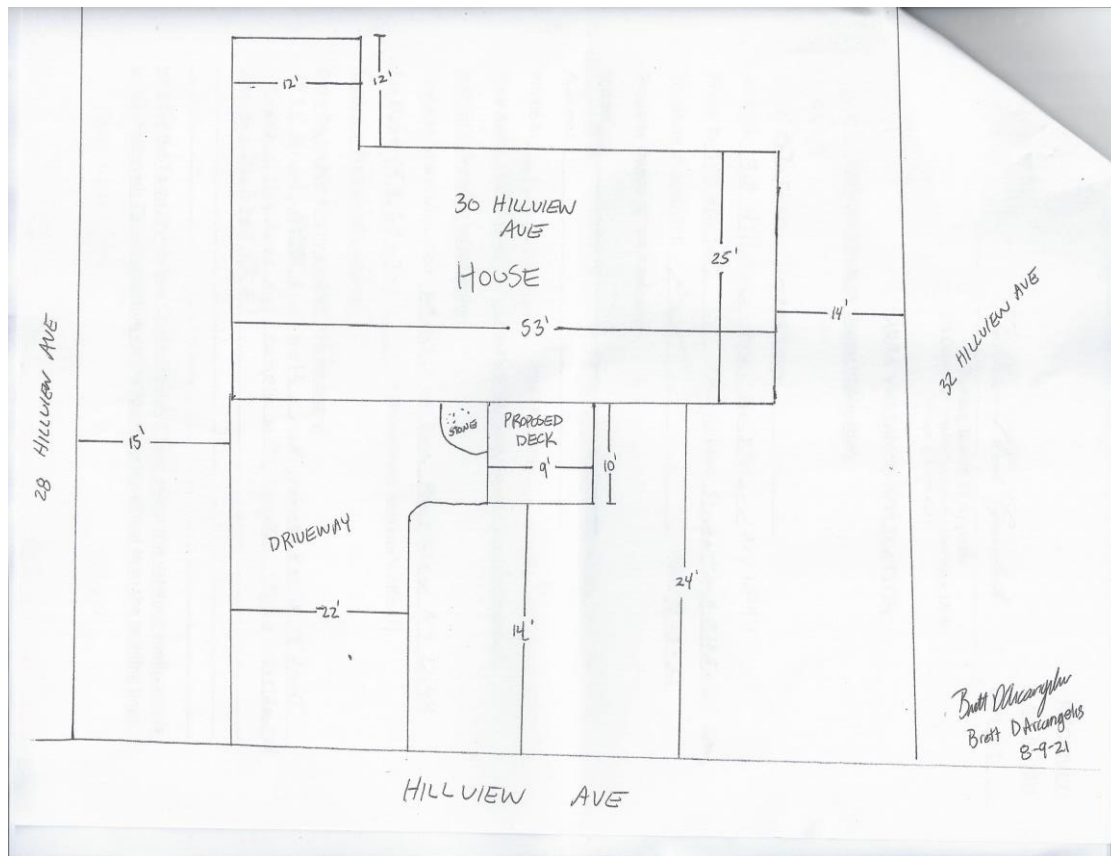
The applicant is requesting an area variance for the construction of a front entrance deck with a covered gable roof over it. This parcel is in a Residential District (R-2). This Residential District is intended to provide higher density residential housing opportunities to match the older housing developments in the area.

In accordance with section 2.6.6E Area and Bulk Schedule R-2 District requires a minimum front set back of 25 ft. The proposed front entrance step will leave a front setback of 14 ft., 11 ft short of the 25ft. required.

I visited the site several times and spoke to the applicant on the phone. We did not meet in person, nor did I interview any adjoining neighbors.



30 Hillview Avenue



A few important details

The existing front step has an front set back of 16 ft. This Area Variance request is proposing a 14ft. setback. Two feet less than existing.

The majority of existing homes along Hillview Avenue have front steps and/or front porches that extend well into the 25 ft front yard setback.

The homeowner wants to have his front entrance safer than it is today with a gable roof over it to protect the deck from the elements. They are proposing to use non-slip trek decking over the exiting concrete step. The deck area will have handrails installed between the roof columns for safety.

The gable roof will face the front of the home and be tied back into the existing roof line.

Homeowner is updating the exterior with Versetta Stone veneer along the foundation and installing new siding on the exterior.

No undesirable change would be produced in character of neighborhood or a detriment to nearby properties:

This area variance would not change the character of the neighborhood. The majority of existing homes along Hillview Avenue have front steps and/or front porches that encroach well into the 25 ft front yard setback. As seen in the picture below.



There is not any feasible alternative sought by applicant that can be achieved without this variance that would allow him to construct a “safer” front entrance way

This area variance would allow the applicant to construct front entrance that is safer than the concrete steps they have now. This new configuration would rotate the steps toward the driveway, provide a roof cover over the deck, and allow for the installation of handrails. The homeowners have lived there over twenty years. This would provide a walkway out of their front door that has better access to the driveway.

Approval of this variance would have NO adverse impact on the physical or environmental conditions in the neighborhood:

NO adverse impact on the physical or environmental conditions in the neighborhood.

Is the alleged difficulty self-created:

The alleged difficulty is self-created. However, with the safety of the homeowners and their visitors in mind, this will create a safer environment for all.

After careful review of these Area Variance request, based upon sound planning and zoning considerations, visual aesthetics and the overall good of the community, I offer a positive recommendation to the Zoning Board of Appeals.

Respectfully,

Ralph J. Viola

Ralph J. Viola

E.G. Planning Board Member