

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 JUNE 9, 2021

Members:

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

Also Present:

Alison Lovely, Secretary, Planning/Zoning
Joseph Slater, Planning Board Attorney
Adam Yagelski, Director of Planning & Zoning
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. Chairman Mastin welcomed the Town's new Planner, Anna Feltham.

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

CARVER COURT-UPPER MANNIX RD-MAJOR 110 LOT CLUSTER SUBDIVISION

(20-11)

Don Zee, Attorney, Nick Laraway, developer and Brett Steenburgh, Engineer for the project were all present. Don Zee stated they are asking the Board to schedule a public hearing a month from now. Don Zee stated that they had met with Town Officials to confirm sewer capacity of the lines & sewer treatment plant for this project & have met with a developer to the north regarding future connections. Chairman Mastin asked how that went. Don Zee stated that it went well. Don Zee stated that they have submitted the grading plans to the Town's designated engineer & received comments so they have moved forward and submitted preliminary plans & proposed SWPPP to the Town & Towns designated engineers. Don Zee stated since they have the grading plan, they were now able to submit to the Army Corp of Engineers for a little less than a quarter acre of disturbance. Don Zee stated that they've hired a traffic consultant & have submitted a traffic report & analysis and because of that analysis they have moved the entrance on Upper Mannix Road to the west to maximize the site distance & that is reflected on the plans submitted. Don Zee stated they are waiting on comments back from the Town & Town's designated engineer.

Chairman Mastin asked the Board if anyone had any questions.

- Chris Horne stated she didn't remember where the entrance was. Brett Steenburgh pointed it out on the plan.
- John Conway Jr. asked what the range of lot sizes is, from smallest to largest. Brett Steenburgh stated that for the estate lots, the largest is 100,000 sq. ft. down to 42,000 sq. ft. & 6,000 sq. ft. to 8,000 sq. ft. for the duplex lots.

Chairman Mastin asked what the majority of sizes is, Brett Steenburgh stated between 6,000 sq. ft. to 8,000 sq. ft., which are the duplex lots. Chairman Mastin asked Brett to point to the largest lot & then the smallest lot for comparison.

Brett Steenburgh stated that the total acreage is 90.95 acres, there is 42.6 acres of open space that the HOA will maintain and there is 24 1/3 acres of building lots and the balance will be right-of-ways and storm water management. Chairman Mastin stated that for the public hearing he'd like to see the wetlands clearly marked on the plan with the lots over top of it.

•John Conway Jr. asked in terms of the access to Thompson Hill Road, what does it look like and who will maintain it. Brett Steenburgh stated that it will be gated emergency access only and will be maintained by the HOA.

•John Conway Jr. asked if it would be paved. Brett Steenburgh stated that it will be crusher run. Adam Yagelski asked them to talk about the filing in sections. Don Zee stated that they will file it all at one time but it will be built in phases.

Chairman Mastin asked if the water & sewer will be public or private. Brett Steenburgh stated it will be both.

Brett Steenburgh stated the water and sewer will be accessed off of Thompson Hill Road.

•Kurt Bergmann asked if they will run the sewer from where it terminates on the north side. Brett Steenburgh stated that it's like one lot up on the west side.

•Ralph Viola asked if they're going to need structures to cross over the wetlands areas. Brett Steenburgh stated that they would & that they are designed and shown on the plan.

•Kurt Bergmann asked how many units. Brett Steenburgh stated 110 lots.

Chairman Mastin asked the applicant to outline the wetlands and about how the open space will be used by the entire subdivision.

•Chris Horne asked about amenities. Don Zee stated that they haven't discussed that yet.

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for July 14, 2021 @ the East Greenbush Town Hall @ 7:00 PM.**

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:

REGENERON PHARMACEUTICALS, INC.-TEMPEL LANE CAMPUS-SITE PLAN

MODIFICATION

(15-20)

Steve Hart presented the proposal to the Board. Steve Hart stated that the proposal is for a 6' x 13' vestibule on the far left side of the warehouse building.

MOTION: A motion was made by Chairman Mastin as follows: **On February 27, 2019, the Planning Board, as SEQRA involved agency, approved the amended Statement of Findings for Regeneron's Temple Lane Campus. The Town Planning Board has carefully considered the environmental record with respect to the proposed Building 7 Warehouse vestibule addition and has determined that the plan does not pose any significant adverse environmental impacts not addressed or inadequately addressed in the environmental record developed by the Town Board as lead agency, including the amended SEQRA Statement of Findings, pursuant to the State Environmental Quality Review Act.**

The Town of East Greenbush Planning Board hereby grants conditional approval of the Site Plan Modification as depicted on the site plan entitled "Regeneron Building 7 Warehouse Vestibule Addition" prepared by Hart Engineering, dated June 3, 2021, subject to the following:

- **Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning and Zoning Department;**
- **Prior to issuance of a building permit, Regeneron shall obtain all necessary approvals and/or permits required for the project.**
- **All remaining fees are paid to the Town.**

Seconded by Ralph Viola & 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

PLANNING BOARD SEQR LEAD AGENCY COORDINATION RESPONSE FOR (ZBA APPEAL #2021-03 – NITTINGER-1266 BEST ROAD:

Joe Slater gave an update to the Board. Joe Slater stated not too long ago the above project came before the Planning Board for a recommendation for an Area Variance for an 8.25 acres solar array, which is approximately 4x the allowable use. Joe Slater stated that he believes the public hearing is still open through the Zoning Board. Joe Slater stated that the Planning Board will need to issue a Special Use Permit so the Planning Board wants to be lead agency for SEQR. Chairman Mastin asked if there were any comments from the Board.

•John Conway Jr. asked if the Town Board has heard about it. Anna Feltham introduced herself and stated that there will be a Town Board resolution to the Conservation Advisory Committee to reexam the existing solar law.

RESOLUTION TO REQUEST TO ACT AS LEAD AGENCY NEGATIVE DECLARATION UNDER SEQRA

MOTION: A motion was made by Chairman Mastin as follows: **WHEREAS**, the Town of East Greenbush Planning Board is in receipt of a letter and supporting materials dated June 7, 2021 from the Town of East Greenbush Zoning Board of Appeals (ZBA) in which the ZBA expresses its desire to serve as lead agency under SEQRA in connection with a coordinated review of a type 1 action; and

WHEREAS, the proposed action is outlined an application and related materials, including a long environmental assessment form (LEAF), filed with the ZBA by John Nittinger of 1266 Best Road East Greenbush, NY, 12061 requesting an Area Variance at the property located at 1266 Best Road East Greenbush, NY (Tax Map No. 156.-3-9) to construct a ground surface solar array covering 8.25 acres (the “Project”); and

WHEREAS, in accordance with the Town’s comprehensive zoning law (CZL), the Planning Board would be involved in the review of the proposed action, as under the CZL, large-scale solar energy systems require a special use permit from the Planning Board, which would require further Planning Board review in accordance with the CZL and SEQRA; and
Now, therefore, be it

RESOLVED, that the Planning Board hereby expresses its desire to serve as lead agency for the coordinated review under SEQRA of the Project; and

be it further

RESOLVED, that the Planning Board authorizes the Planning Board Secretary to transmit a copy of this resolution to the ZBA.

Seconded by Kurt Bergmann & 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:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the May 26, 2021 meeting minutes as is.

Seconded by Noreen Gill. Motion carried by a 7-0 vote.

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