

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 9, 2023

Members:

Matt Mastin, Chairman
Chris Horne
John Conway Jr.
Robert Jucha
Don Pantan

Also Present:

Josh Giller, Director of Planning
Alison Lovely, Secretary, Planning/Zoning
Joseph Slater, Planning Board Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Mastin called the meeting to order and determined that a quorum of five (5) members were present. Ralp Viola and Kurt Bergmann were absent.

PUBLIC HEARINGS:

7:00 PM GOLDEN GRAIN-118 TROY ROAD- SUP

Chairman Mastin read the Legal Notice: The Town of East Greenbush Planning Board shall conduct a Public Hearing pursuant to New York State Town Law Section 2.7.1 Personal/Professional District (PPB) Subsection C Special Use Permit Uses: "Restaurant; Indoor, fully enclosed" of the Town's Comprehensive Zoning Law, on an application for a Special Use Permit for the property located at 118 Troy Road, East Greenbush, NY, Tax Map # 155.12-1-1, which is Zoned PPB. The applicant is operating a restaurant. The review of the proposed work requires a Special Use Permit per The Town's Comprehensive Zoning Law Section II-4 Use Schedule. Said Public Hearing will be held on Wednesday, August 9, 2023 at 7:00 PM at the East Greenbush Town Hall, 225 Columbia Turnpike, East Greenbush, NY. At the above time and place, all interested parties will be given an opportunity to be heard. By order of the Planning Board Matt Mastin, Chairman

Nicholas Costa was present as well as the owner Zafer Ak. Nicholas Costa stated that Zafer also owns the property at 1001 Glaz Street and wants to use that space for additional parking and for better circulation for Golden Grain. Nick Costa stated that currently there is only parking in the front of the building and a couple on the side of the building. Nick Costa stated that the proposal is for 17 additional parking spaces to the site with an exit only onto Glaz Street. There are no improvements planned for the building. A crosswalk will be added for customers to get to the additional parking spaces. Chairman Mastin asked the Board if anyone had any questions.

•John Conway asked if the previously discussed Phase 1 & Phase 2 were still being proposed. Nick Costa stated that plan is to just add the additional 8 parking spaces south of the building.

•John Conway asked if vehicles will still exit the site onto Route 4 after this. Nick Costa stated that the entrance/exit onto Route 4 would remain as it is.

•Chris Horne asked if this option was still the option where the cars would park facing the building at 1001 Glaz Street and could those spaces be straight so that people could just back out and exit back onto Route 4. Nick Costa stated that it is but if the cars were parking straight the space would be right up against the building on Glaz Street as the drive would have to be wider.

Chairman Mastin asked the Board if there was anything else, there was not so Chairman Mastin opened it up for comment from the public.

- A woman stated her property abuts the Gold Grain right now. Her concerns are the exhaust fans, garbage trucks early in the morning, and garbage on her lawn. She would like to see adult landscaping installed, asked if there would be room between the proposed fence and her fence, and if there will there be lighting. She also expressed concerns with traffic.
- A resident expressed concerns with traffic and asked if there was a traffic study done, His additional concerns were trash on his side of the fence, grease trap, portable shed, exhaust fans, the traffic pattern, that customers should enter and exit from SEFCU road, and why over a year later is he asking to operate as a restaurant.
- Resident on Paul Street concerned with traffic, asked for stop sign at Glaz & Paul Street.
- Resident on the corner of Paul/Glaz Street expressed concerns about the exhaust, the outlet onto Glaz Street, and asked what happens if the parking isn't enough and they start parking on the street.
- Resident concerned as to where snow removal will go.
- Resident concerned with traffic, the children in the development, and elderly people.
- Resident concerned with cut through traffic.
- Resident expressed concern about Golden Grain delivery drivers currently using the grass exit and going fast.
- Resident concerned about traffic, asked if they had a traffic study from Route 4.
- Resident asked about the history with the restaurant, was there a building permit, a CO, how did it take this long to come in front of this Board.
- Resident asked why were only residents within 200' feet notified.
- Resident asked if 1001 Glaz Street will be turned into a restaurant.
- Resident asked about lighting and what kind they will have.
- Resident asked about the phasing.

Chairman Mastin stated that there will be no votes tonight for this project, they will continue reviewing it. Joe Slater stated for clarity, there would be a dual approval, one for the Special Use Permit for the restaurant and one for a site plan for the parking.

Chairman Mastin asked three times if anyone was in favor of the Special Use Permit. Chairman Mastin asked three times if anyone was in opposition of the Special Use Permit.

• A resident wants special conditions.

• A resident stated they're against the Special Use Permit.

Chairman Mastin mentioned that the Board received two written comments, one from 40 Paul Street and one from 1013 Glaz Street.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby closes the public hearing.

Seconded by Don Panton & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

OLD BUSINESS:

GOLDEN GRAIN-118 TROY ROAD-MINOR SITE PLAN- SUP-RESTARANT/PKG LOT (23-16)

Chairman Mastin asked the Board has any other questions tonight. There will be no vote on this and the Board will continue to review this and it will be back in front of the Board at a future meeting.

NEW BUSINESS:

REGENERON-BLDG. 7 TEMPEL LANE-SITE PLAN MODIFICATION (23-18)

Steve Hart from Hart Engineering presented the proposal on behalf of Regeneron. Regeneron is proposing a cart charging station consisting of a concrete pad for seven golf carts, located in the rear of the building.

- Chris Horne asked if the golf carts exist today where the golf carts are stored. Steve Hart stated that they are all over the campus and have been there.
- Bob Jucha asked if this campus is private. Steve Hart stated that it's a secure campus.
- Chris Horne asked if Steve knew what the electrical requirements are for the charging stations. Chairman Mastin stated that as part of this campus they built a sub-station so there is pretty significant electricity on the site.
- Bob Jucha asked if it would be covered. Steve Hart stated that it won't be.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(9) "construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities", and grants final approval of the proposed Site Plan Modification as depicted on the site plan entitled " Regeneron Pharmaceuticals Bldg. 7 Charging Stations" prepared by Hart Engineering, dated April 2023 subject to the following conditions:**

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

Seconded by John Conway & roll called as follows:

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

MOTION CARRIED BY A 5-0 VOTE

NEW ZBA REPORTS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the July 26, 2023 meeting minutes. Seconded by Bob Jucha. Motion carried by a 4-0-1 vote. Chris Horne abstained.

Josh Giller stated that representatives from Seaboard Solar were present to introduce themselves and Josh stated that he's anticipating receiving an application this Friday.

Josh Giller stated as far as the Zoning Update they are hoping to get a resolution toto the Town Board and then it will be open for public comments and then the draft will be provided to the Board and can be discussed.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely
Alison Lovely, Planning Secretary