

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 May 10, 2023

Members:

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

Also Present:

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

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:

MABEY'S-486 THIRD AVE EXT.-PHASE 2 -MAJOR SITE PLAN & SUP (19-02A)

Steve Hart from Hart Engineering stated that tonight's presentation is regarding renderings of the proposed warehouse. Steve Hart stated that double stacked glass was added to both corners of the building as well as the middle of the building.

Chairman Mastin asked what the western elevation consisted of and if that had glass on it & if the glass wraps around. Steve Hart stated yes, there is double stacked glass on the front of the corners and the sides.

Both Chris Horne and Ralph Viola stated that it helps and is an improvement.

•Don Panton asked if the glass is supporting the structure. Steve Hart stated that it's not.

Steve Hart stated that there had been a couple other questions about the glass, which were if glass will be tinted & the glass won't get the glare since it's a north facing building & Steve Hart confirmed this.

•John Conway asked if the tint was heavy enough that you won't see into the building at night. Steve Hart stated that is correct, the building inside won't be lit at night.

•John Conway asked if they had looked into anything else besides the glass. Steve Hart stated that he's not part of the architectural team that had put it together.

Chairman Mastin stated that he drove by and the other building on the site that doesn't have windows looks terrible.

•Ralph Viola asked about storm water activity on the site & what type of area will be there. Steve Hart stated that it will be a grass filter strip and a rain garden, the water will be cleaned, filtered & detained and then gets picked up by an under drain and gets sent to the large pond in the back of the site.

Chairman Mastin asked if it will get maintained by the owner. Steve Hart stated that is correct.

•Ralph Viola asked if the other building to the left is part of this proposal or if the Board is not looking at that at this time. Steve Hart stated that it's labeled as Phase 3. Ralph Viola stated that he's concerned since it's on this site plan.

Anna Feltham stated that there is a condition in the resolution that the phase 3 building would have to come back for approval.

Chairman Mastin asked if the Board had any more questions. He stated that there are no approvals tonight, this was just a presentation about the façade. This project is in front of the Town Board next week for major site plan conditional approval and then they will come back to this Board for approval of the special use permit.

NEW BUSINESS:

REGENERON PHARMACEUTICALS, INC.-350 TEMPEL LANE-SITE PLAN MOD. (20-11)

Steve Hart stated this proposal is for the Tempel Lane campus and they are proposing canopies over all the existing sidewalks, similar to Discovery Drive. Regeneron wants to give their employees cover as they walk through the large campus, connecting building #7, #17 & #27. Building 27 has the main cafeteria in it.

Chairman Mastin stated as far as stormwater, its existing impervious sidewalks being covered by impervious. Steve Hart stated that is correct.

•Kurt Bergmann asked if they will be lit. Steve Hart stated that they won't be, but there are existing bollards along the sidewalks.

•Don Panton asked if they will just be overhead coverage. Steve Hart stated that is correct, they are open on both sides.

•Bob Jucha asked if there would be gutters. Steve Hart stated that there won't be.

•Ralph Viola asked if they looked at windscreens on some of those and were they ever done. Steve Hart stated yes, over at the Discovery Drive parking garage, they did. He also stated that it is a nice amenity for employees.

Chairman Mastin asked if there were any other questions and if the Board was opposed to voting on this tonight. The Board was in favor to vote.

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, Sidewalk Canopies" prepared by Hart Engineering, dated February 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 Don Panton & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

E.W. BIRCH BUILDERS-26 MOUNTAINVIEW AVENUE-MINOR SUBDIVISION (23-11)

Chairman Mastin stated that the Board is very familiar with this project. The project has returned after some changes to the proposal after a lot of back and forth between the applicant and the Planning Department. Aaron Frank from Frank Engineering stated that there are three major changes to the proposal. Aaron Frank stated that they eliminated one of the houses on Mountain View Avenue & have moved it down to Park Avenue. The storm water management areas located behind each of the proposed structures, they are no longer immediately behind the structures but have designed one larger one placed on Lot #1 off of Park Avenue and the sewer extension has been eliminated. Each house will have individual sewers. Chairman Mastin asked if the Board had any questions.

•John Conway asked if there are still covenants on building lots 2, 3 & 4. Chairman Mastin stated that he believes a lot of issues have been eliminated with this design.

•Ralph Viola stated there are notes documented on the left side of the plan in regards to decks, swimming pools, but the one question he has, it's the house on lot #1 is at a 14' difference from lot #4. and asked how they planned on preventing water issues in and around the home on lot #1. Aaron Frank stated that any run off from above will be addressed by swales along the slopes to direct the water down to the stormwater area in the rear of lot #1.

•Kurt Bergmann asked who will maintain the stormwater management area. Aaron Frank stated that it's proposed to grant an easement to the Town.

•Kurt Bergmann stated then that the Town will take care of it. Aaron Frank stated that is correct.

Chairman Mastin asked as far as process, where do we go. Anna Feltham stated that Fred Mastroianni is still the TDE on this project, who will meet with DPW to discuss stormwater and then we would expect a comment letter.

Joe Slater stated we're starting over as new, first the Board has to accept the sketch plat, go through SEQR again. Once SEQR is closed, then a public hearing will be held and then the Board can decide whether to approve the plat conditionally. Anna Feltham stated that just a note, with sewer no longer being included, this could and would likely be a minor subdivision as opposed to a major subdivision, one key difference is there is not certified mailings sent out for hearing notifications for minor subdivisions versus major. Anna Feltham stated given the turnout of residents at the last public hearing she feels that the Planning/Zoning Department could send out a regular mailing to notify residents.

Chairman Mastin agrees.

•Ralph Viola asked if the issue on Mountain View Avenue with the property owner at the end has been resolved. Aaron Frank stated that they're not really proposing anything different at the end of Mountain View other than there is one less house in that area.

•Ralph Viola stated that his main concern is how are they going to control water around lot #1. Aaron Frank stated he feels that a swale is the way to go but he'll have to look at flow rates and maybe they will stone line the swale if they have to.

•Ralph Viola asked if there is any reason for the retention area to be so close to the slope and not down closer to the drainage area. Aaron Frank stated that it would be in the direct path of a lot of stormwater as the Town's stormwater, so they kept it above it.

•Ralph Viola asked about the test pits and what they found. Aaron Frank stated that the ones on the plan are older and were all located up top, he needs to do ones lower.

Joe Slater stated that the Board has gotten to this point because of the question of the ownership of Mountain View, a right-of-way survey was conducted to determine where the public portion of Mountain View ends and where the private portion begins and it was determined that lot #1 wouldn't have enough frontage on a public street, so they could've gone for a variance or change the proposal into something else, which is where the project is now. Chairman Mastin stated this is just a presentation. Anna Feltham stated that she would anticipate that the final survey of Mountain View Ave from Brian Holbritten to be included in the final plan set.

Chairman Mastin asked if the Board has any more questions. There were none. Chairman Mastin stated that this was just a presentation tonight.

NEW ZBA REPORTS:

NONE

NEW ZBA REFERRALS:

NONE

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the April 12, 2023 meeting minutes. Seconded by Kurt Bergmann. Motion carried by a 6-0-1 vote. Robert Jucha was absent.

Motion by Chairman Mastin to approve the April 26, 2023 meeting minutes. Seconded by John Conway. Motion carried by a 4-0-3 vote. Matt Mastin, Chris Horne & Ralph Viola abstain.

OTHER:

CAC presented the Natural Resources Inventory mapping:

Jennifer Dean the chair and members Jennifer Hixon & Victoria Maneri of the CAC were all present & introduced themselves to the Board. They currently maintain & update the Natural Resources Inventory web page for the Town. They have worked to create an online map viewer of which 25 maps were created on different ways to look at the Town. So, they now have an online map viewer of the natural resources inventory and a lot of other layers. Technical assistance was provided by the Capital District Regional Planning Commission & the Capital District Transportation Committee, provided the GIS staff support of creating the tool. They gave a presentation on the online map viewer.

Hampton Manor Lake Assessment:

The CAC talked about how they just produced an assessment of Hampton Manor Lake and how they are trying to come up with strategies that the Town can take to improve the health of the lake. They will be presenting the assessment at the Town Board next week.

Discussion on Advisory report by Planning Board on Zoning Law & Zoning Map:

Anna Feltham stated that she hasn't gotten any more information from the consultant on what it might look like. The Board will have time to talk about it at their next meeting. The public hearing will likely be held in July by the Town Board. Anna Feltham stated it could be in the form of a one-page memo or a motion by the Planning Board. Chairman Mastin stated they will table this until the next meeting.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Pantan. Motion carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary