

# TOWN OF EAST GREENBUSH PLANNING BOARD

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

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES October 24, 2018

#### Members:

Matt Mastin, Chairman  
Matt Polsinello  
Jim Moore  
Nancy Kupiec  
Kurt Bergmann  
Ralph Viola  
Mike Bottillo

#### Also Present:

Joseph Slater, Planning Board Attorney  
Alison Lovely, Planning Board Secretary  
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 seven (7) members were present.

#### PUBLIC HEARINGS:

NONE

#### OLD BUSINESS:

##### WITBECK-PHILLIPS ROAD-54 LOT CLUSTER SUBDIVISION (11-10A)

Chairman Mastin stated that the applicant has received preliminary plat & preconstruction approval and is now looking for final plat approval and has been working on getting their infrastructure installed. Mark Johnson was present and stated that he is looking for final plat approval, he stated that they are almost set with all the storm water infrastructure being installed and paving for the binder coat is set for the week of November 1<sup>st</sup>. Water and sewer is in, natural gas and electric will get installed after the binder coat is down. Chairman Mastin stated that a draft final resolution will be sent around to the Board to review for an anticipated approval in November. Chairman Mastin asked if everything is set. Adam stated that all the GEIS fees have been paid and that the Town has a letter of credit for the top course and binder. Ralph Viola asked at what point are the sidewalks installed. Mark Johnson stated that after each lot is graded and the house is built. Ralph inquired as to whether it can be conditioned that a crusher run path between houses be installed for people who may be walking.

##### 100 COLUMBIA TURNPIKE LLC.-510 COLUMBIA TURNPIKE-LOT LINE ADJ. (18-26)

Tyler Culberson and Steve Hart were both present. Tyler Culberson stated that the site is located at 508/510 Columbia Turnpike and Arizona Avenue. The plan shows that all lots are less than the 25% lot coverage. Joseph Slater stated that there is a condition on the resolution that the pool, deck, fencing & concrete located on lot #3 are removed before the lot line adjustment plans are signed. Ralph Viola asked if that also includes the sidewalk that goes from the pool to the home. Tyler Culberson stated that yes it will be removed as well. Chairman Mastin asked if there was anything else. Joseph Slater stated that no setback violations were being created by the new lot lines.. Ralph Viola asked if the two homes will remain and the two lots will remain as is. Tyler stated that yes that the two vacant lots are buildable lots with access on Arizona Avenue.

MOTION: A motion was made by Chairman Mastin as follows:

**Whereas the Town Planning Board declares itself lead agency under SEQRA and classifies the action as an “Unlisted Action”;**

**Whereas the Town Planning Board declares it has taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Short Environmental Assessment Form and has determined that the project will not have any adverse environmental impacts, and hereby issues a Negative Declaration under SEQRA.**

**Seconded by Mike Bottillo & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES;  
N. Kupiec-YES; K. Bergmann-YES.**

**MOTION CARRIED BY A 7-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby grants final approval of the proposed lot line adjustment prepared by Maser Consulting, P.A. and dated September 21, 2018, & last revised October 23, 2018 subject to the following:**

- **Satisfying outstanding technical details as determined by the Town Planning and Zoning Department;**
- **That the existing pool, deck, concrete, and fencing situated on Proposed Lot 3 be removed prior to signature on the final plat; and**
- **All remaining fees are paid to the Town.**

**Seconded by Matt Polsinello & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES;  
N. Kupiec-YES; K. Bergmann-YES.**

**MOTION CARRIED BY A 7-0 VOTE**

Matt Polsinello asked if lot line adjustments have the same 60 day approval deadline to file as subdivisions do.

**NEW BUSINESS:**

**REGENERON-TEMPLE LANE-MAJOR SITE PLAN-MANUFACTURING BLDG. (15-20)**

Chairman Mastin stated that the Board has seen the concept through the SEQR process and that the Planning Board needs to give a recommendation to the Town Board for a future approval. Steve Hart was present on behalf of Regeneron; also present was Kyle Cherry & Jason Diulio from Regeneron, Mike Stevens from Jacob’s Engineering who are the primary engineers on the project. The plans submitted have some changes due to some preliminary comments from GPI. Chairman Mastin that Phil Dixon is here for any SEQR questions, GPI for site plan questions, Hank Labarba for water and sewer and Mark Nadolny from Creighton Manning for traffic. Mike Stevens from Jacobs stated that one of the outstanding items is the visual impact assessment and a view was shown from Route 4. Also they have settled on a color for the facility, showing a rendering with the color of sandstone.

Chairman Mastin stated that Adam handed out a spreadsheet showing the whole campus, what was included in the SEQR process, what's been built and what's proposed which is a 346,000 square foot manufacturing building with two floors. Chairman Mastin asked John Montagne from GPI where they were at with their review. John Montagne stated that they have received plans and have given them comments to address. They have asked them to look at the original visual analysis including what is the view from route 4 and comments for storm water, from a SEQR aspect they have asked for a master stormwater management plan for the whole campus but at the same time also looking just at the proposed building 17. Hank Labarba stated that the Town has adequate water for the entire campus and as far as looking at waste water they are looking at approximately 113,000 gallons a day of waste. The Town is going to have to upgrade both the Third Avenue & Barracks Road pumping stations. Hank Labarba stated that there is one issue on the water line and that is Regeneron is going to own the water line on their property but it will be built to Town standards. Chairman Mastin asked if the applicant received a height variance for this building. Mike Stevens stated that the height of this building is 50' so therefore no variance is required. Chairman Mastin asked if there were any major concerns with traffic. Mark Nadolny stated that they have been going back and forth with the applicant for a couple of months and they are comfortable with the information they have provided for a full build out of the site with phased mitigation. For Phases 1 & 2 there is some traffic monitoring at its completion to make sure that the trip generation estimates are consistent with what's actually going on at the site. Chairman Mastin asked to confirm that there is no mitigation needed at this point. Mark Nadolny stated that is correct. Chairman Mastin asked how they address that in the future, is something in the resolution mentioned about the traffic. Adam stated that it's in the Town Board's approval resolution as well as in the statement of findings. Kyle Cherry stated that they are supposed to provide the traffic monitoring to the Town. Adam stated that it's one year from when the certificate of occupancy is issued. Chairman Mastin asked how do we enforce that. Kyle Cherry stated that they are in the design phase for the next building so he expects the traffic mitigation to kick in sooner than later.

- Ralph Viola asked that in regards to the visual assessment is the Board asking Regeneron to look at the visual screening for rooftop mechanicals from Route 4. Mike Stevens stated that there are not a lot of mechanicals on the roof, they are trying to keep as much of what they can inside the building.

- Kurt Bergmann asked if they selected a roof yet, would like to see them use the same as Fed Ex did (stone ballasted) as white is very visible. Kyle Cherry stated he would prefer gray TPO instead of ballasted. Kurt is concerned with the view of the roof from Route 4. Kurt also asked what kind of cooling they are using. Kyle stated it's a cold loop cooling, they have cooling towers.

Chairman Mastin asked if the cooling towers are on the ground. Mike Stevens stated that they are located on the back of the building on a stepdown roof which is not visible.

Chairman Mastin stated that the plan is to accept the sketch plan. Chairman Mastin asked Phil where they are in the SEQR process. Phil Dixon stated that they are finishing up with some revised SEQR findings from looking at what was originally approved in the finding statement and seeing if there are any proposed changes that present issues that weren't previously addressed. Phil stated that there aren't any new impacts that weren't a concern before. He stated that the visual impacts may need to be tweaked a little. Phil stated that the Town Board would approve any amended findings. Then any subsequent approvals like site plan would then be able to happen. Chairman Mastin stated that they are considering a special meeting on November 1<sup>st</sup> and asked if the technical review would be completed by then. John Montagne stated that as long as they comply then they will have the review completed. Kyle Cherry stated that they are doing a master SWPPP, they had a previous engineering firm design the SWPPP and then a different Town designated engineer reviewed the SWPPP. The SWPPP for Building 17 was previously reviewed and approved. John Montagne stated that they can give the SWPPP for the master build out minus building 17.

- Jim Moore asked as far as the master SWPPP are you looking for a larger common plan of development issues. John Montagne stated that he doesn't believe it applies here. Adam stated that there was a SWPPP submitted with Building 17. Ryan Trunko received a SWPPP and has done a preliminary review.

Chairman Mastin asked how many trips trigger mitigation. Mark Nadolny stated that the first phase was about 95 trips and the second phase was 134 trips which would generate approximately 230 trips during peak hour which just requires the traffic monitoring.

●Matt Polsinello asked if the statement of findings is on the overall plan. Phil Dixon stated that is correct. Matt Polsinello stated that we're basing this off of a supplemental EIS from the Mill Creek PDD with a supplemental FEIS. Matt's major concern is how are we ensuring that this Board has done its due diligence, at what point would you say that we need to do a new EIS. Phil Dixon feels that the one difference here is that a full EIS was done on a much bigger scale project than the expanded Regeneration project and a lot of mitigation factors that are in the SEQR findings for this project were basically taken from that original EIS, so even though it's a supplemental, it refers back to the earlier DIS, all of the various impacts were considered and evaluated for any potential mitigation that might be necessary. Landscaping was brought up and Mike Stevens stated that they do have a plan but it has yet to be presented for review. Chairman Mastin asked John Montagne if he's seen the plan yet. John Montagne stated that they have seen it, as well as all of their plans and a completeness review with a list of items that need to be addressed. Chairman Mastin asked what the hours of operation will be. Kyle Cherry stated that there will be a second shift so probably 7am to 9pm.

●Jim Moore stated that an effort has been made for landscaping on the concept plan, now it's just getting through the details & also stated that since they are reviewing a project regarding setbacks from wetlands, any issues here. Chairman Mastin stated that he feels that it would be worth addressing the landscaping in the resolution & asked if there were sidewalks throughout the campus. Kyle Cherry stated that there is, not everywhere but from building to building and also a pedestrian crosswalk from the future garage. They are all about pedestrian safety. Adam stated that was a good question about the buffer and stated that the applicant should be aware of it. Steve Hart stated that they have been working closely with the Army Corp of Engineers and they haven't had any issues with it. Matt Polsinello stated that it's a Town specific requirement. Joseph Slater stated that it was put in the code approximately 10 years ago before there were technologies to decrease those buffers.

●Matt Polsinello asked what the traffic pattern around the site would be like & where the truck bays are located. Steve Hart pointed it out on the site plan. Chairman Mastin asked if there was anything else. Adam stated that the Board will get a copy of the draft Findings Statement by the weekend.

●Ralph Viola asked how they will be handling the disposal of trash, if there are dumpsters. Kyle Cherry stated that they have a detailed recycling plan and Mike Stevens stated that there are trash compactors inside the building and then it gets hauled away, there are no dumpsters outside.

Matt Polsinello asked what the truck traffic generation & also when the traffic study was done, was the roundabout complete. Mark Nadolny stated that he doesn't remember the percentage & the roundabout was completed. Chairman Mastin stated that they will reconvene on November 1, 2018 at 6pm.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby accepts the proposed sketch plan dated July 26, 2018 prepared by Jacobs Engineering for the proposed site plan.**

**Seconded by Kurt Bergmann & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES;  
N. Kupiec-YES; K. Bergmann-YES.**

**MOTION CARRIED BY A 7-0 VOTE**

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby schedules a special meeting for November 1, 2018 at 6pm at the East Greenbush Town Hall**

**Seconded by Matt Polsinello & roll called as follows:**

**M. Mastin-YES; M. Polsinello-YES; M. Bottillo-YES; J. Moore-YES; R. Viola-YES;  
N. Kupiec-YES; K. Bergmann-YES.**

**MOTION CARRIED BY A 7-0 VOTE**

**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the September 26, 2018 meeting minutes as is.  
Seconded by Nancy Kupiec. Mike Bottillo abstained. Motion carried by a 6-0-1 vote.


Motion by Chairman Mastin to approve the October 10, 2018 meeting minutes as is.  
Seconded by Mike Bottillo. Matt Polsinello abstained. Motion carried by a 6-0-1 vote.

Matt Polsinello mentioned that former Planning Board member Pete Stenson recently passed away and thanked him for his service on the Board as both an alternate and a member as he served for a few years. He was a valuable member of the Planning Board and also a resident of the Town of East Greenbush and wanted to recognize his service to the Board.

**ADJOURMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.  
Seconded by Matt Polsinello. Carried by a 7-0 vote.

Respectfully Submitted

  
Alison Lovely, Planning Secretary