

# 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 November 21, 2017

#### Members:

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

#### Also Present:

Alison Lovely, Planning Board Secretary  
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. He introduced the new Planning Board member Nancy Kupiec

#### PUBLIC HEARINGS:

NONE

#### OLD BUSINESS:

#### REGENERON-81 COLUMBIA TRPK.-BLDG.12 ADDITION-SITE PLAN MOD. (12-11o)

Steve Hart of Hart Engineering presented the update to the Board & also stated that Kyle Cherry from Regeneron was present as well. The proposal is for a 70' x 98' approximately 7,000 square foot addition to Building 12/Building 81. Steve Hart stated that there is an existing storm water system and will be few changes. MJ Engineering has gotten back to the applicant with comments. Chairman Mastin asked the Board if there were any questions, this is an update only.

- Ralph Viola asked about elevations and if this is a storage area & asked about the knox box and if they are on every building. Steve Hart stated that he would provide them soon & that it's a process area and that he would speak to Kevin Hitchcock about it. Chairman Mastin stated that most of the bigger buildings have them.

- Jim Moore asked if the dark area on the site plan was slope stability. Steve Hart stated that it's landscape with a stone buffer/drip edge.

#### EG TECH PARK-MAJOR SITE PLAN/PDD EXPANSION-SECTION 2/PHASE 2 -TECH VALLEY DRIVE (05-49b)

Steve Hart of Hart Engineering stated that Paul & Art Dombrowski were also present as well as Ken Werstead of Creighton Manning, Bill Mafriaci of Hershberg & Fred Mastroianni & Peter Faith of GPI were also all present. Steve Hart stated there have just been some minor technical comments regarding traffic. There was an informal meeting regarding the traffic issue, which is the critical item. Chairman Mastin stated that the traffic study has been analyzed with two traffic options. Option A could work if additional lands had been acquired, but at this time the applicant has been unsuccessful in working out a deal to acquire these lands.

- Ralph Viola asked if with option B if the site distance is adequate. The detailed design would be looked at closer if they go that route.

●Matt Polsinello asked if all the property owners are the same on the corner. Art Dombrowski stated that yes they are.

●Jim Moore asked about traffic movements from the east.

Chairman Mastin stated that the PDD language needs to be updated; the last version was from 2005. Potentially the Planning Board could recommend approval of the PDD at the next meeting & site plan could be done later.

\*Following the meeting the applicant was informed that the Town Board had not yet accepted the FEIS, which would be a condition precedent to the Planning Board making a recommendation.

**NEW BUSINESS:**

**K-MARTS- PROPOSED PROFESSIONAL OFFICES-164 COLUMBIA TURNPIKE (17-24)**

Steve Hart of Hart Engineering and Tyler Culberson were both present. Steve Hart stated that three landscape islands are proposed in the parking lot and they are talking about extending the sidewalk in the front of the site. The canopy by the garden center would be removed. There is more parking in the rear of the site. There is a generator in the rear of the building. The new tenant requires 575 parking spaces. They are short on parking and are going to reconfigure the lot. Chairman Mastin asked if there were any questions.

●Ralph Viola asked about the additional parking in the rear of the building and that lights will be needed back there. Ralph also wants to see additional landscaping on the site & stated that a side walk should be constructed from the building to Columbia Turnpike. Ralph also asked about the signs. Tyler stated that a variance would be needed for two signs on one lot if they were to go that route.

Chairman Mastin asked if the Big Lots lease was long term. He also asked if there was an issue with the lights, if a variance will be required. Tyler stated that the lease is up in about a year. Steve Hart stated that the light issue is being looked into.

●Matt Polsinello stated that the sidewalk proposed will go nowhere and that it would make more sense to extend the sidewalks in the nearby areas.

●Jim Moore stated that he has the same concerns as the others and stated that he feels there are key areas to landscape. He also asked if the number of parking spaces was adequate to the Town Code. Steve Hart stated that it's his interpretation that it does.

●Nancy Kupiec said she doesn't know how they're going to get 140 more spaces.

●Ralph Viola asked if the block wall on the side would come down. Tyler stated that a partial spot of the canopy would stay and the windows will replace doors, and the block wall will be removed.

●Jim Moore asked if the existing parking lot is to remain. Tyler stated that yes, it will just be resurfaced.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby declares their intent to seek lead agency and accepts the sketch plan dated November 2017 by Hart Engineering for the proposed site plan modification.**

**Seconded by Ralph Viola & roll called as follows:**

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

**MOTION CARRIED BY A 6-0 VOTE**

**COVERED BRIDGE- MICHAEL ROAD-PDD/MAJOR SITE PLAN** (13-09)

Armand Quadrini, Dom Arico from Arico Associates, Dan Sanders, Brian Quinn, counsel for Armand & Fred Mastroianni from GPI were all present. Chairman Mastin stated that the market study was done and received by the Board. Dom Arico stated that there would be some realignment to Michael Road and that there would be no disturbance to any of the wetlands.

Dom stated that the proposal is for nine buildings with 32 units per building. The building that was proposed along Michael Road has been eliminated. An access easement will be required through National Grid. Water and sewer will connect by the YMCA and a looped water system throughout the site is proposed. Dom stated that a trail system is proposed through the site. Armand wants a barn for animals with horses to use the trails. The storm water management area is 14 acres out of the 47 acre site. The applicant is looking for a PDD.

Joe Slater asked which building is number two and if the applicant is looking at a phasing plan. He asked for Dom to discuss the market study and how it will affect phasing. Dom stated that the market study was on 288 units. The project would be phased and the first phase would consist of building's 1,2,3 & 4 for a total of 96 units. The apartments would consist of studios and one and two bedroom's. Chairman Mastin stated that the project should have sidewalks that extend out to Luther Road. Joe Slater asked if they had an amenity proposal. Dom stated that the proposal is to add money to the park fees.

●Matt Polsinello stated that they should work to connect the project to Luther Road & YMCA/Library site.

Chairman Mastin stated that he's still struggling with the National Grid right-away. Dom stated that National Grid will not give a permanent access.

●Matt Polsinello asked how that's done and if National Grid an agency for SEQR.

Fred Mastroianni stated that National Grid would be an involved agency for SEQR.

Chairman Mastin stated that the board had wanted an update on the project since it had been awhile. Joe Slater stated that because the market study only called for an initial 160 apartments, the Board would approve the project in phases, , and that if there are any problems, future apartments may not be developed at the full proposed buildout of 288. A requirement for PDD approval is to show a need for the apartments.

●Matt Polsinello asked where this project was in the process. Chairman Mastin stated that the Board needs to accept the sketch plan and then send a recommendation to the Town Board for them to declare their intent to seek lead agency and start the SEQR process. Matt asked if the Town Board has accepted the PDD. Chairman Mastin stated that the Town Board has only accepted the application for the PDD.

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

**REVIEW AND APPROVAL OF MEETING MINUTES:**

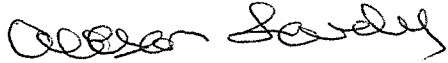
Motion by Chairman Mastin to approve the July 26, 2017 meeting minutes as is.  
Seconded by Mike Bottillo. Motion carried by a 4-0-2 vote. Jim Moore & Nancy Kupiec  
Abstain.

Motion by Chairman Mastin to approve the October 25, 2017 meeting minutes as is.  
Seconded by Ralph Viola. Motion carried by a 4-0-2 vote. Matt Polsinello & Nancy Kupiec  
Abstain.

**ADJOURMENT:**

There being no further business before the Board, the meeting was adjourned by Chairman Mastin.  
Seconded by Mike Bottillo. Carried by a 6-0 vote.

Respectfully Submitted



Alison Lovely, Planning Secretary