

# 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 8, 2018

#### Members:

Matt Mastin, Chairman  
Matt Polsinello  
Jim Moore  
Nancy Kupiec  
Kurt Bergmann  
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 six (6) members were present. Ralph Viola was absent.

#### PUBLIC HEARINGS:

NONE

#### OLD BUSINESS:

#### HARRINGTON-SHERWOOD AVE/CLINTON ST.MINOR 3- LOT SUBDIVISION (18-24)

Kevin Harrington was present. Chairman Mastin stated that some issues with the sketch plan have been worked out. The existing shed on the subdivision map isn't an issue and the subdivision map has been brought up to compliance. Adam asked the applicant to have his surveyor to revise the lot calculation for lot #3. Joseph Slater stated that they can schedule the public hearing for the next meeting on November 14, 2018.

MOTION: A motion was made by Chairman Mastin as follows: **A Public Hearing is hereby scheduled for November 14, 2018 @ the East Greenbush Town Hall @ 7:05 PM.**

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

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

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

#### NEW BUSINESS:

NONE

**UPDATES:**

**REGENERON-TEMPEL LANE-MAJOR SITE PLAN-EXPANSION, SEORA ANALYSIS & DISCUSSION OF FUTURE RECOMMENDATION TO THE TOWN BOARD (15-20)**

Chairman Mastin stated that this is an update only. Present was Fred Mastroianni & Ryan Trunko from GPI, Steve Hart, Gerry Underwood, Kyle Cherry, Scott Porreca & Lou DiBello and Joe Ruggiero from Jacobs Engineering regarding the SWPPP. Chairman Mastin stated that there is a 7 page review letter which he feels is significant in relation to the aggressive schedule that the applicant is proposing.

Chairman Mastin stated that there are four critical items that should be discussed.

1. The first was more of a formality that there isn't a site plan application but it was confirmed that there is.
2. The second item is that the bio-retention practices proposed are not sized appropriately to meet the minimum runoff reduction volume and will need to be updated. Joe Ruggiero stated that he wants to speak to GPI offline to go over all the figures. There was some discussion between the Board and Ryan Trunko & Joe Ruggiero.

•Kurt Bergmann stated that the proposal for the roof is less reflective and asked what the color would be. Kyle Cherry commented that they are proposing to use gray, he said they don't want stone ballast, so would like to see it as dark as possible. Chairman Mastin asked if the Board could get a sample of the color.

•Jim Moore stated that there is a visual assessment piece to this.

•Kurt Bergmann stated that the visual assessment should not only be taken from Route 4 but from Thompson Hill as well. Adam asked if they should include Thompson Hill as well, Chairman Mastin stated that yes they should provide a rendering and a color sample.

3. The third item was landscaping as it doesn't meet the Town requirement in regards to the islands within the parking lot. The percentages were only off by a little bit. Steve Hart stated that he can have a new plan drawn up by tomorrow. He will speak with GPI to address.

•Jim Moore asked how long it takes for the Green Mountain trees to grow. Steve Hart stated he's not sure. Steve Hart stated that they will talk it over with Ryan and adjust the plan.

•Jim Moore asked if GPI had any comments. Fred Mastroianni stated that John Montagne is the landscape architect and he is in Florida right now so they will talk to him when he returns.

4. The fourth item was wetland impacts. Chairman Mastin stated that there are a number of conflicts which are that the sidewalk is running through the wetland on the south side of the site, the silt fencing around the eastern edge of the parking lot, permanent chain link fence along the eastern edge of the parking lot, guide rail along the south drive and eastern parking lot edge, proposed sanitary underground electric, new potable water connections are all showing going through wetlands to the south, the Town's requirement for a 25' wetland buffer. Joe Ruggiero from Jacobs Engineering stated that there is no impact to the wetlands via the sidewalk or the fencing. Joe Ruggiero just received GPI's comment letter so they need to talk about them.

•Jim Moore asked if they are meeting the 25' buffer around the wetlands. Steve Hart stated that they are not meeting this. Joe Slater stated that the 25' buffer would require a waiver, there is no formal waiver process, and it will just be considered and incorporated into the approval.

Chairman Mastin wants a narrative on how they are addressing the 25' wetland buffer.

•Jim Moore stated that the compliance with NYSDEC is understood but the Town handles the MS4 and the Town ultimately grants the approval.

•Matt Polslinello stated it's like a fine tooth comb review. How do you resolve the issues when two engineers disagree. Joe Ruggiero stated that he will provide whatever they need.

Chairman Mastin asked what the proposed schedule is. Adam stated that they will hold a public hearing for the amended findings statement. The public hearing is scheduled for November 14, 2018 at 6pm.

The Planning Board will address the major site plan and SEQR analysis then the Board will send a recommendation to the Town Board and the Town Board will act on November 19<sup>th</sup>.

Chairman Mastin asked how soon the issue with the 25' buffer can be turned around. Joe Ruggiero stated tomorrow. Chairman Mastin asked Adam if there was anything in particular in the findings statement that he wanted to go over. Adam stated that from a traffic standpoint, Phase 2 is the same as the Tempel/151 improvements; monitoring of a traffic signal necessity prior to Phase 3. Adam stated that right now Regeneron is just going to monitor traffic trips at this point and it will be matched up to their estimates. Joe Slater stated that a condition of approval will be to submit the traffic monitoring information to the Town.

•Nancy Kupiec asked if they need an area variance through the Zoning Board and if that was underway. Kyle Cherry stated that an area variance isn't necessary until the next phase. Adam stated that there has been talk already about extending Tempel Lane. Chairman Mastin stated that it's a critical piece and asked if there was a reason why there hasn't been any discussion. Mark Nadolny stated that there has been discussions and that the road will be opposite Cedarcrest on Third Avenue Extension and will have four lanes and may warrant a traffic signal.  
•Matt Polsinello asked if they can use the secondary access for it at all. Kyle Cherry stated that the secondary access is for employees, not a public connection.  
•Jim Moore asked if there was anything else that the engineers could answer. Fred Mastroianni from GPI stated that nothing large, they can discuss them outside of the meeting. Adam stated that the proposal is for 200,000 gallons a day  
Chairman Mastin stated that there is adequate water but sewer upgrades would be necessary. There was discussion of creating a task force for the extension of Tempel Lane.

MOTION: A motion was made by Nancy Kupiec as follows: **Creating a task force to address the issue of extending Tempel Lane.**

**Seconded by Chairman Mastin & roll called as follows:**

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

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

**REFERRALS-REPORTS & RECOMMENDATIONS:**

NONE

**NEW ZBA REFERRALS:**

NONE

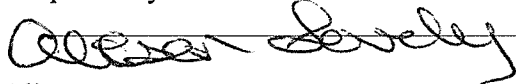
**REVIEW AND APPROVAL OF MEETING MINUTES:**

Motion by Chairman Mastin to approve the October 24, 2018 meeting minutes as is.  
Seconded by Matt Polsinello. Motion carried by a 6-0 vote.

**ADJOURMENT:**

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

Respectfully Submitted



Alison Lovely, Planning Secretary