



The Town of East Greenbush

PLANNING AND ZONING DEPARTMENT

225 Columbia Turnpike, Rensselaer, New York 12144

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February 21, 2021

SENT VIA EMAIL

580 Columbia Turnpike, LLC
Attn: Tyler Culberson
1 Parkview Dr
Rensselaer NY 12144

RE: Town Center PDD Phase 1 preliminary site plan comments (17-19a)

Dear Mr. Culberson:

My office has conducted an initial review of the following preliminary site plan documents:

- Site plan entitled “Town Center Development” dated December 2020 prepared by Hart Engineering and
- Stormwater pollution prevention plan (SWPPP) Town Center PDD dated December 20, 2020 prepared by Hart Engineering.
- Planting plan dated December 28, 2020 prepared by Studio A Landscape Architecture + Engineering, DPC

Please find our comments below. In addition, the Town’s designated engineer, CPL, has also conducted a review, and CPL’s comments are enclosed.

Site Plan

1. The proposed water line will serve a private development owned by a single property owner. Therefore, a master meter must be installed where this line connects to the Town’s existing system. There should be a clear demarcation – on the plans and on the ground – between ownership of the line in the short term. Backflow prevention should also be considered.
2. In accordance with the PDD local law, proposed lighting must be in accordance with International Dark Sky standards. Provide proposed color temperature values for all proposed LED site lighting. Consider the use of auto-on/off technology for site lighting to minimize unnecessary lighting.

3. What is the purpose of tying in to the existing gravel roadway? A gate or some other means of controlling access to this site must be provided. This site is an active permitted mine known as the "Witbeck Bank" (NYSDEC ID 40329).
4. All temporary soil stockpile areas must be inside the proposed limits of disturbance (e.g. sheet C132).
5. Clearly show and label all buffers required under the PDD local law on the site plan.
6. Add a note stating that the buffer along the southerly PDD boundary with 37 Jefferson Ave must be completed prior to the issuance of any building-related building permit for Area 1, as required under the PDD local law. Show the proposed buffer on the site plan.
7. Provide a detail for the facing of the dumpster enclosures.
8. Show on the site plan the layout of the outdoor amenities as specified in Appendix G of the PDD local law for Area 1.
9. The temporary gravel turnaround must not encroach into the required 50' buffer area(s).
10. A note should be included that the required buffers implicated in this phase of the site plan be staked out in the field, and be clearly marked with orange fencing throughout construction of this phase and any future phase(s) so as not to be disturbed. Provide a detail for a "protected site" fence or similar measure.
11. Multiple stormwater management practices and related site elements will be highly visible from public roads and the proposed site access drive. This includes as well as the required stormwater management signs. It is suggested that the Planning Board be provided with renderings and other information in order to evaluate the appearance of these site elements and to address their integration into the development plan and consistency with other project signage.
12. The planting plan shows three "BH" trees and 175 14" OC Sweet Ferns in the westerly snow storage area. The easterly storage is not as densely planted. The usable area for snow storage does not appear to be as large as the plans show.
13. Why does the secondary egress onto Columbia Turnpike pass so close and connect to Building A?

14. The entrance to the NW area shows an awkward curvilinear crosswalk. The 24' travel lanes and 20' radiuses that appear to create this situation may be important for emergency and freight. The two sidewalks should be connected by the shortest possible path.
15. How is it proposed to capture and treat runoff from the proposed gravel turnaround areas? Based on the proposed grading, the flowpath generally looks like it would be similar to the predevelopment condition, but it should be clarified how, prior to construction of future phases and final grading, potential drainage impacts associated with the grading changes and increase in impervious surface to adjacent property will be avoided/mitigated.
16. Show all required off-street loading areas on the site plan.
17. What appears to be a fencing linetype is shown along the westerly and easterly boundary lines. Clarify whether this linetype represents fencing, and if so, what type and whether it is existing or proposed.
18. The site plan shows proposed changes on lands N/F of C & T East Greenbush, LLC at 590 Columbia Turnpike. The application must be amended to include this parcel and a property owner's authorized representative form from its owner.
19. It is suggested that information be supplied as part of the application materials addressing those portions, if any, of this phase of the project to be requested to be placed in an open development area in accordance with NYS Town Law Section 280-a.
20. Provide proposed deed restriction language for the required buffer areas in accordance with Section 7.A.1.iii, subject to Town Board approval.

SWPPP Comments

21. The project appears to straddle the boundary between the Mill Creek and Papscanee Creek watersheds, with the southwesterly portion of the proposed project draining to the latter. Revise the NOI accordingly and complete questions 9a and 9b.
22. Complete questions 9a, 9b, 21, 24, 26, 27, 38, and 40 and Table 2 on the draft NOI.
23. A maintenance agreement for all permanent, post-construction stormwater management practices must be included in the SWPPP. The Town's standard maintenance agreement is enclosed for your use.

Planting Plan

24. The planting plan Sheet L-100 shows an area labeled “Future Expansion Area” on the lands N/F of C & T East Greenbush, LLC at 590 Columbia Turnpike. The site plan also shows a proposed driveway through the existing gravel area. Clarify what is proposed for this area. Subdivision and/or PDD (Section 2.9 of the Town’s Comprehensive Zoning Law) approval may be required.
25. It is suggested that the Commissioner of Public Works review the proposed street trees and other plantings shown in within the 60’ area which may in the future be offered for dedication to the Town.
26. The planting plan should provide a standard detail for any replanting of the required buffer area(s).

Please contact me by email at ayagelski@eastgreenbush.org or by phone at 518-704-7872 should you have questions or wish to discuss.

Sincerely,



Adam Yagelski
Director of Planning and Zoning

Enclosures

cc: S. Hart, P.E. – Hart Engineering
Planning Board
J. Slater, Planning Board Attorney
R. Jurkowski, P.E. – CPL
T. Bakner, esq. – Whiteman, Osterman, & Hanna
File