

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 SEPTEMBER 22, 2021

Members:

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

Also Present:

Alison Lovely, Secretary, Planning/Zoning
Adam Yagelski, Director of Planning & Zoning
Joseph Slater, Planning Board Attorney
Anna Feltham, Planner

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:

TARGET-625 THIRD AVENUE EXT. -SITE PLAN MODIFICATION (21-16)

Lisa Juan from Kimley Horn presented the updated site plan to the Board which showed two alternatives. Lisa Juan stated that alternative 1 showed a raised, reflective crossing at the existing crosswalk and additional cross walk along with stop bar pavement markings. The drive aisle includes lighting improvements within the drive up lanes with 10” candle lighting with maximum lumens of 11.2. Lisa Juan stated that alternative 2 showed two speed humps, one before and one after the existing crosswalk and adding an additional crosswalk along the driving aisle & the same lighting improvements. Lisa Juan stated that they did a thorough review on both alternative site plans on whether or not the pedestrian signal or beacon assembly were appropriate for the site & from the research they determined that the beacon would not be safe. Chairman Mastin asked if any Board members had any comments.

- Ralph Viola asked why they have the crosswalk right in the drive aisle. He stated he expected the crosswalk to be shifted to be right in line with the drive up parking spaces. Lisa Juan stated that they wanted to use existing infrastructure that was already there, she feels its safety to utilize what’s there.
- Chris Horne asked for clarification that isn’t there an existing crosswalk in front of the main entrance. Lisa Juan stated that yes there is, there is three crosswalks along the building.
- Chris Horne asked if the speed humps are 4 season, there all the time. Lisa Juan stated that is correct.
- Kurt Bergmann asked what the path was for employees coming out to the drive up area. Lisa Juan pointed it out on the map.
- John Conway Jr. stated he has some concerns, he doesn’t feel it’s the speed of the traffic, it’s more like people don’t pay attention, he also asked if there is a posted speed limit. Lisa Juan stated that no, it’s a private road.

There was a discussion between the Board & the applicant regarding the number of existing stop signs in the front of the store.

- John Conway Jr. asked what the frequency of associates crossing. Lisa Juan stated that it depends on customers and how often their using the drive up stalls.

•Ralph Viola stated his recommendation would be to use Option 1, with the solar powered blinking stop sign on each side.

MOTION: A motion was made by Chairman Mastin as follows: On April 3, 2002 the Town of East Greenbush Planning Board, as SEQRA lead agency, issued a Negative Declaration for the project, Target. This current minor Site Plan Modification as proposed would not pose any significant adverse environmental impacts not addressed or, inadequately addressed, in the environmental record developed by the Planning Board previously.

The Town of East Greenbush Planning Board hereby grants conditional approval of the Site Plan Modification as depicted on the Site Plan Alternative 1 prepared by Kimley Horn Engineering, dated September 21, 2021, subject to the following:

- **Satisfying outstanding technical details as determined by the Town Planning and Zoning Department & Planning Board Chairman;**
- **Prior to issuance of a building permit, Applicant shall obtain all necessary approval and/or permits required for the project;**
- **All remaining fees are paid to the Town.**
- **Inclusion of a consistently lit solar stop sign on the north & south side of the intersection.**
- **This minor site plan modification is approved for a period of 6 months post certificate of substantial completion as determined by the Town Building Department & Town Planning & Zoning Department.**

Seconded by Ralph Viola & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

KASSELMAN SOLAR-12 LASHWAY LANE-SUP/MINOR SITE PLAN-SOLAR ARRAY
(21-22)

Loreen Harvey from Kasselmann Solar presented the proposal with the Board and gave the Board a handout of the pictures that were submitted at the last meeting of the location of the solar panel labeled showing different views of visibility of the solar array to residents on Lashway Lane & Upper Mannix Road. After a lengthy side discussions between Loreen Harvey & members of the Board regarding the pictures and visual screening with concerns for the neighbors in the area. Chairman Mastin made the following motions:

MOTION: A motion was made by Chairman Mastin as follows: The Town Planning Board has taken a “hard look” at the potential environmental impacts of this project by carefully considering and reviewing the Environmental Assessment Form(s), considering all the Applicant’s proposed mitigation measures as they relate to environmental issues, finds that the proposal will not have a significant adverse environmental impact and hereby issues a Negative Declaration under SEQRA.

Seconded by Kurt Bergmann & roll called as follows:

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

MOTION CARRIED BY A 7-0 VOTE

MOTION: A motion was made by Chairman Mastin as follows: The Planning Board hereby approves the Special Use Permit. *See the attached Special Use Permit Resolution for Kasselmann Solar*

MOTION: A motion was made by Chairman Mastin as follows: The Planning Board hereby approves the Site Plan Modification subject to the following conditions:

- **Compliance with the Town’s Solar Energy Law and Town’s Comprehensive Zoning Law;**
- **General landscaping plan and planting schedule as deemed appropriate by the Planning Board and in accordance with Comprehensive Zoning Law Table 4.3 A Site Plan Checklist;**
- **Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning Department.**
- **As well as the conditions included with the Special Use Permit.**

Seconded by Don Pantan & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Pantan-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 7-0 VOTE

NEW BUSINESS:

SILVERMAN/DESCH-64 WORTHMAN LANE-LOT LINE ADJUSTMENT (21-24)

Joe Zappone was present representing the applicant Paul Silverstein who was also present. Joe Zappone stated that there are two lots. One consisting of 1 ½ acres and the other one is 20 acres. A lot line adjustment is proposed to create two new lots. Lot 1 will consist of 12.1 +/- acres, the remaining lands with access on Worthman Lane. Lot 2 would consist of 9.6 +/- acres and have access on Ridge Road. Chairman Mastin asked if the intent to modify is for future sale. Paul Silverstein stated that is correct. •Chris Horne asked what the history of the lot was and why this little piece was carved out initially. Paul Silverstein stated that originally the cell tower that was located a little farther down Ridge Road was going to go there.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby:

1. **Classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5 (16) “granting of individual setback and lot line variances and adjustments”;**
2. **Grants final approval of the proposed Lot Line Adjustment prepared by Cornerstone Surveying & Mapping, and dated December 1, 2020, last revised September 21, 2021, subject to the following:**
 - **Satisfying outstanding technical details as determined by the Town Planning and Zoning Department; and**
 - **All remaining fees are paid to the Town.**

Seconded by John Conway Jr. & roll called as follows:

M. Mastin-YES; R. Viola-YES; K. Bergmann-YES; C. Horne-YES; D. Pantan-YES; J. Conway-YES; N. Gill-YES.

MOTION CARRIED BY A 7-0 VOTE

REGENERON—DISCOVERY DRIVE-SITE PLAN MODIFICATION

(21-25)

Steve Hart presented the proposal to the Board, also present was Kaitlin Dugrenier from Regeneron. Steve Hart stated that the proposal is for three temporary office trailers behind Building 85. These trailers are proposed to place employees while waiting for the Tempel Lane Campus to be built. These temporary office trailers will house current & new employees who work shift work. The trailers sit on grade, there is no water or sewer to them, just electric. They need them for two years but would like to say three years. Steve Hart stated that he will find out the time frame for the rest of the trailers on the Regeneron Discovery Drive campus and come back for extensions for them.

•John Conway Jr. asked if these were single story trailers. Steve Hart stated a mix of one and two story for approximately 120 employees, about 40 employees per trailer.

Kaitlin Dugrenier stated that they are AX Flex trailers and are approximately 8' x 20'.

•Chris Horne asked if the Fire Department has approved these. Steve Hart stated that he would check with them.

Steve Hart stated that he will have Clough Harbour Associates update the traffic information & update the Board.

Chairman Mastin stated that this was a presentation only.

REFERRALS-REPORTS & RECOMMENDATIONS:

NONE

NEW ZBA REFERALLS:

ZBA Appeal #2021-12-Kline-596 Columbia Turnpike-Area Variance-Sign – assigned to Ralph Viola & report due at the October 13, 2021 meeting.

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the September 8, 2021 meeting minutes as is.

Seconded by John Conway Jr. Motion carried by a 7-0 vote.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin.

Seconded by Noreen Gill. Motion carried by a 7-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary