

# TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)477-2005 FAX (518)477-2386

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## MEMORANDUM

### PLANNING BOARD MEETING AGENDA OCTOBER 27, 2021 TOWN HALL, COMMUNITY ROOM

**7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:**

**PUBLIC HEARINGS:**

NONE

**OLD BUSINESS:**

(11-10A) Witbeck-Phillips Road (Wyatt Circle)-Major Subdivision – *Recommendation to Town Board regarding dedication of infrastructure*

(20-11) Carver Court-Upper Mannix Road – Major Cluster Subdivision- *Update, CAC recommendation discussion & tentatively schedule public hearing for November 10th*

**NEW BUSINESS:**

(21-29) Regeneron-Discovery Drive-Covered Pedestrian Walkways on Campus-Site Plan Modification-  
*Sketch Plan Presentation*

**NEW ZBA REFERRALS:**

NONE

**NEW REPORTS:**

NONE

**OTHER:**

Schedule Planning Board MS4 Training

**REVIEW & APPROVAL OF MEETING MINUTES:**

*October 13, 2021 meeting minutes*

*\*To view application materials use the link below\**

<https://www.eastgreenbush.org/departments/planning-zoning/apps>

## **WITBECK SINGLE FAMILY CLUSTER SUBDIVISION**

### **RECOMMENDATION TO THE TOWN BOARD THAT THE STREETS AND OTHER REQUIRED IMPROVEMENTS BE ACCEPTED**

WHEREAS, the Town Planning Board did grant conditional final plat approval of the Witbeck Cluster Subdivision on November 14, 2018 for the 54 lots in the Town of East Greenbush prepared by Hart Engineering, dated July 27, 2016 and last revised October 18, 2018 (the “Plans”); and

WHEREAS, the approved Plans required the installation of certain improvements, including roadway, water supply, sanitary sewer, stormwater drainage, pedestrian, and other infrastructure (the “Required Improvements”); and

WHEREAS, the Town’s Designated Engineer, (GPI – Greenman Pedersen Inc.) has conducted regular inspections of the construction of the Required Improvements as required by the Planning Board, as shown on the Plans, and as specified by Town requirements and in accordance with engineering best practices; and

WHEREAS, the Town’s Designated Engineer has certified, in writing, to the Commissioner of Public Works, Planning Board, and Town Board that they have supervised such improvements and that the completed Required Improvements conform to all approved plans and specifications of the Town; and

WHEREAS, the Commissioner of Public Works has approved in writing that all of the Required Improvements have been completed; and

WHEREAS the developer, at the discretion of the Commissioner of Public Works, has provided a Letter of Credit in accordance with the Town of East Greenbush Town Code for the Required Improvements. Said Letter of Credit, in the amount of \$255,650.00 and expiring on July 2, 2022, has been provided in an amount and form acceptable to the Commissioner of Public Works and the Town Attorney; and

WHEREAS the developer has submitted written offers of cession for all improvements and interest in all land areas within the Public Right-of-Way to be dedicated to the Town of East Greenbush, including, but not limited to roadways, water and sewer systems, drainage ways and easements; and

NOW, THEREFORE, BE IT RESOLVED that the East Greenbush Planning Board hereby recommends, in accordance with Section 36-25 of the Town Code, to the Town Board that the streets and other Required Improvements be accepted, subject to the following conditions:

**PROJECT NAME: WITBECK CLUSTER SUBDIVISION**

**DATE:           INSERT DATE**

1. Prior to the Town Board accepting the proposed dedication, ponding of stormwater at Wyatt Circle north intersection with Phillips Road be addressed and accepted by the Commissioner of Public Works in accordance with the Town's Designated Engineer Certification Letter, which is attached hereto and made a part hereof.
2. That the Developer reimburses the Town for all costs and expenses associated with the Planning Board's consultants and inspections of all Required Improvements.
3. The Developer, as soon as practicable during the 2022 construction season, complete the Required Improvements identified as having been incomplete as specified in and as of the date of the Town's designated engineer certification letter, dated September 23, 2021, which is attached hereto and made a part hereof.
4. The Developer must maintain sufficient financial security with the Town in the form of a Letter of Credit or other acceptable financial security until such time as all Required Improvements are completed, certified, and approved in accordance with the Town's requirements.
5. The final certificate of occupancy for the last of the fifty-four (54) lots to be developed must not be issued until all the Required Improvements are completed, certified, and approved in accordance with the Town's requirements.

October 26, 2021

Adam Yagelski, Director of Planning and Zoning  
Town of East Greenbush  
Planning and Zoning Department  
225 Columbia Turnpike  
Rensselaer, NY 12144

**CONSTRUCTION CERTIFICATION RELATED TO  
WITBECK SINGLE-FAMILY CLUSTER SUBDIVISION  
LOCATED OFF OF PHILLIPS ROAD  
IN THE  
TOWN OF EAST GREENBUSH, NY**

I, Fred C. Mastroianni, PE, Vice President, Greenman-Pedersen, Inc., hereby certify that I have supervised the construction inspection of the project related to the future publicly owned infrastructure, and to the best of my knowledge and belief the work to date has been satisfactorily completed in accordance with the approved plans and specifications. The construction work completed to date includes the following:

- New roadway section with stabilization fabric, gravel subbase, and asphalt concrete binder course.
- New stormwater collection system that includes drainage structures, piping, and end sections.
- New Stormwater collection and treatment system that includes an infiltration pond.
- New sanitary sewer system that includes manholes, sewer main and laterals to each lot, and connection to the existing Town owned and maintained system.
- New water system that includes water main, hydrants, valves and services to each lot, and connection to the existing Town owned and maintained system.
- Majority of the new walkway along the Wyatt Circle and Phillips Road.

Construction activities were monitored and inspected in accordance with the plans, specifications, and generally accepted engineering practice. Shop drawings were reviewed and approved as per the specifications and by generally accepted practice. The project is not 100% complete to date and it was agreed upon that the contractor can perform the rest of the work next year. However, the following item needs to be completed as soon as possible:

- Ponding of stormwater was witnessed at Wyatt Circle north intersection with Phillips Road. Regrading via a grassed swale along the south side will need to be performed so that stormwater runoff outlets to the end section (FES # 40). On the north side, regrade the area so that stormwater runoff outlets to the end section (FES #42). Stormwater ponds at the intersection and needs to be regraded so that it outlets off the pavement. As per our meeting today with Mark Johnson, this work will be completed in the very near future. The Town should verify that this work is completed and meets the Town's expectations.

Below are the items that were agreed upon to be completed as early as possible the next construction season:

1. Asphalt concrete top course and any grading needed to transition the new pavement to the adjacent driveways.
2. Install stop bars and “STOP” letters after placement of the top course at the north and south intersections with Phillips Road.
3. Install high-visibility pavement striping and signage of the crosswalk on Phillips Road.
4. Complete any remaining walkway along Wyatt Circle.
5. Install Right-of-way monuments along Wyatt Circle as per the Town’s standard detail.
6. Cleaning of all drainage structures and piping. An invoice should be provided from the company that will be doing the cleaning to confirm that this work is done.
7. Cleaning of the Infiltration Pond to remove any material that has traveled to the pond through the storm drain. A document should be provided to confirm this work is done.
9. Perform a field survey and prepare final as-built plans within the future town right of way and easements, including Infiltration Pond area in accordance with the Town’s requirements.
10. Complete any remaining seeding and landscaping.

If you have any questions or require additional information, please call, or email me.

**GPI/Greenman-Pedersen, Inc.**



Fred Mastroianni, P.E.  
Vice President

September 23, 2021

Adam Yagelski, Director of Planning and Zoning  
Town of East Greenbush  
Planning and Zoning Department  
225 Columbia Turnpike  
Rensselaer, NY 12144

RE: Witbeck Single-Family Cluster Subdivision  
Punch List Construction Items

Dear Mr. Yagelski:

Scott Gallerie and I met at the project site on September 22, 2021 and performed a walkthrough of the project area. As the Developer wishes to have the Town of East Greenbush accept the road by dedication by mid-November, below are the items that need to be completed prior to the Town taking ownership of the road:

1. There are several locations along the road where the pavement is distressed, and those areas have been marked out via spray paint. The pavement in those areas needs to be sawcut, removed and replaced with 3" binder course. This includes replacement of the wing curb where applicable;
2. At the south side Wyatt Circle north intersection with Phillips Road there is a rectangular shaped area that does needs binder course. This area should be boxed out and 3" binder course be placed;
3. Ponding of stormwater was witnessed at Wyatt Circle north intersection with Phillips Road. Regrading along both sides of the intersection will need to be performed so that stormwater runoff outlets to structures FES 40 and FES 42. GPI recommends that additional pavement be added from the edge of Phillips Road pavement to Wyatt Circle such that the stormwater sheet flows off the pavement and onto the stormwater structures. South of this intersection a grass swale must be provided so that the stormwater flows to the culvert inlet;
4. There are several locations where there is a drop-off between the edge of pavement and sidewalk that needs to be filled in;
5. The off-roadway walkway needs to be completed; and
6. Repair the embankment where rilling continues to occur in the infiltration Pond.

Below are the items to be completed as early as possible of the next construction season:

1. Asphalt concrete top course and any grading needed to transition the pavement to the adjacent properties once the final course is in place. This includes driveway transitions and final grading to include topsoil and seeding at the adjoining properties. This should be performed after the tracked equipment has been removed from the development to prevent further damage to the paved surface;
2. Install stop bars and "STOP" letters after placement of the top course at the north and south intersections with Phillips Road;
3. Install high-visibility pavement striping and signage of the crosswalk on Phillips Road;

4. Complete the walkway along Wyatt Circle as new homes are being built;
5. Install Right-of-way monuments along the future Wyatt Circle right-of-way as per the Town's standard detail;
6. Cleaning of all drainage structures and piping. An invoice should be provided from the company that will be doing the cleaning to confirm that this work was done;
7. Installation of the final mailboxes as agreed upon between the Town and Postmaster;
8. Final cleaning of the Infiltration Pond to remove any fill material that has traveled to the pond through the storm drain;
9. Perform a final field survey and prepare final as-built plans within the future town right of way and easements, including Infiltration Pond area in accordance with the Town's requirements;
10. Continued compliance with the requirements of the SWPPP as new homes are built; and
11. Complete the final seeding and landscaping to provide smooth transition between the edge of the wing curb and adjacent properties.

Additional items may be added as the project construction continuous and if so, the developer will be notified. If you have any questions or require additional information, please call, or email me.

**GPI/Greenman-Pedersen, Inc.**



Fred Mastroianni, P.E.  
Vice President

**CARVER COURT  
UPPER MANNIX ROAD  
MAJOR 110-LOT CLUSTER SUBDIVISION  
OCTOBER 27, 2021**

**MOTION TO SCHEDULE PUBLIC HEARING (20-11)**

**A Public Hearing is hereby scheduled for \_\_\_\_\_,  
2021 @ the East Greenbush Town Hall @ 7:00 PM, in order to  
receive public comment on the proposed preliminary plat for  
the Carver Court major cluster subdivision in accordance with  
the Article IV Section 4(E) of the Town's Subdivision  
Regulations and Section 276 of the NYS Town Law.**



**REGENERON**  
**DISCOVERY DRIVE**  
**COVERED PEDESTRIAN WALKWAY**  
**SITE PLAN MODIFICATION**  
**OCTOBER 27, 2021**

**MOTION FOR CONDITIONAL APPROVAL:**  
**(21-29)**

**MOTION:** A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby classifies this action as a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(9) “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”, and grants final approval of the proposed Site Plan Modification as depicted on the site plan entitled “Covered Pedestrian Walkway, Regeneron Pharmaceuticals” prepared by Hart Engineering, dated October 2021, subject to the following conditions:**

- **Satisfying outstanding technical details as determined by the Town’s Designated Engineers and Town Planning Department; and**
- **All remaining fees are paid to the Town.**