

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

June 8, 2022

Members:

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

Also Present:

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

PUBLIC HEARINGS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

REGENERON.-30 TECH VALLEY DRIVE-SITE PLAN MODIFICATION (22-12)

Steve Hart from Hart Engineering presented the project to the Board. Steve Hart stated that the project engineer for Regeneron Michael Beaumont was also present. Steve Hart stated that Regeneron owns 26 Tech Valley Drive and have a long term lease for the large parking lot across the street from it. Steve Hart stated that recently Regeneron purchased 30 Tech Valley Drive. Steve Hart stated that the proposal is the same as it was for 26 Tech Valley Drive a year or so ago, which is for a black decorative picket fence in the front of the site with a 6' high black vinyl chain link fence with three strands of barbed wire on the top around the rest of the perimeter with a 40' slide gate fence at the entrance. Steve Hart stated that the location of the fence has been moved off the property line around the site to minimize any tree clearing. Steve Hart stated that Regeneron is also proposing a sidewalk with stairs and a ramp to 26 Tech Valley Drive to combine the campuses and a cross walk across Tech Valley Drive to the large parking lot. The parking lot is ADA compliant, there will be yellow pedestrian crossing signs as well. Steve Hart stated there is some type of easement to provide emergency access to Columbia High School and he's reached out to Hershberg about it.

- Ralph Viola asked if the power was to go out and the slide gates are down and fire trucks need to get into the site, what is Regeneron going to provide in that situation. Michael Beaumont stated that there is a back-up generator.

- Kurt Bergmann stated that with the part of the fence that would be going through the woods, is Regeneron required to clear a certain number of feet for maintenance of the fence. Steve Hart stated that it's probably about 3 or 4 feet. Steve Hart stated that the note on the plan says 2 or 3 feet.

- Don Panton asked if the fence would have off set barbed wire on the top. Steve Hart stated that it's just like 26 Tech Valley Drive.

•Chris Horne asked for clarification that the ramp is going to the parking lot but not the building. Steve Hart stated that the ramp is to get back and forth between the buildings, but if you're coming from the parking lot you can either use stairs or the ramp.

•Kurt Bergmann asked if they plan to add security lighting on the fence. Michael Beaumont stated that there will not be any lighting on the fence.

•Ralph Viola asked if they plan on putting the decorative rocks along the fence like on the other campus. Steve Hart stated that potentially but not at this time.

Anna Feltham stated that she sent the sidewalk detail to DPW since it's a Town Road and is awaiting a response. Anna also asked Steve Hart to reach out to Hershberg about the original SWPPP in regards to the additional impervious area. Steve Hart stated that he will provide the comments back to Anna when he gets them. Chairman Mastin asked Anna if she is comfortable addressing that under the outstanding technical details. Anna stated that she was.

MOTION: A motion was made by Chairman Mastin as follows: The Town of East Greenbush Planning Board hereby determines this action to be 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 conditional approval of the Site Plan Modification as depicted on the plans prepared by Hart Engineering and dated 6/1/2022 subject to the following:

- **Satisfying outstanding technical details as determined by the Town Designated Engineers and Town Planning Department; and**
- **All remaining fees are paid to the Town.**
- **That the front slide gate be equipped with manual operation and/or connected to an emergency generator to accommodate emergency services in the event of a power loss.**

Seconded by Don Panton & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

ZBA REPORTS:

ZBA Appeal #2022-04-Riling-31 Catskill Avenue-2 Area Variances-Shed-Report by Don Panton

After some discussion from the Board, the following motion was made.

A motion was made by Chairman Mastin as follows: **The Planning Board accepts Don Panton's report & gives a negative recommendation from a Planning perspective for the two Area Variances for the shed & forwards this recommendation & report to the Zoning Board. * See attached report for further details.**

Seconded by John Conway & roll called as follows:

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

MOTION CARRIED BY A 6-0 VOTE

NEW ZBA REFERRALS:

ZBA Appeal #2022-05-Steele-35 Maine Avenue-Area Variance-Front Porch- Assigned to Matt Mastin, report due at the June 22, 2022 meeting

REVIEW AND APPROVAL OF MEETING MINUTES:

Motion by Chairman Mastin to approve the May 11, 2022 meeting minutes. Seconded by Chris Horne. Motion carried by a 4-0-2 vote. Matt Mastin & Ralph Viola abstained.

Motion by Chairman Mastin to approve the May 25, 2022 meeting minutes. Seconded by Kurt Bergmann. Motion carried by a 5-0-1 vote. Chris Horne abstained.

Chairman Mastin took a moment to recognize Adam Yagelski for the last 4 ½ years of his time with the Town. Matt thanked Adam for his time and effort in helping the Board out and giving them as much knowledge as they needed to address all the projects & that he did a fantastic job at that. The Board wished him the best of luck.

CLOSING:

There being no further business before the Board, the meeting was closed by Chairman Mastin. Seconded by Don Panton. Motion carried by a 6-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, Planning Secretary

June 7, 2022

To: Alison Lovely

For your information:

Appeal Number: 2022-04

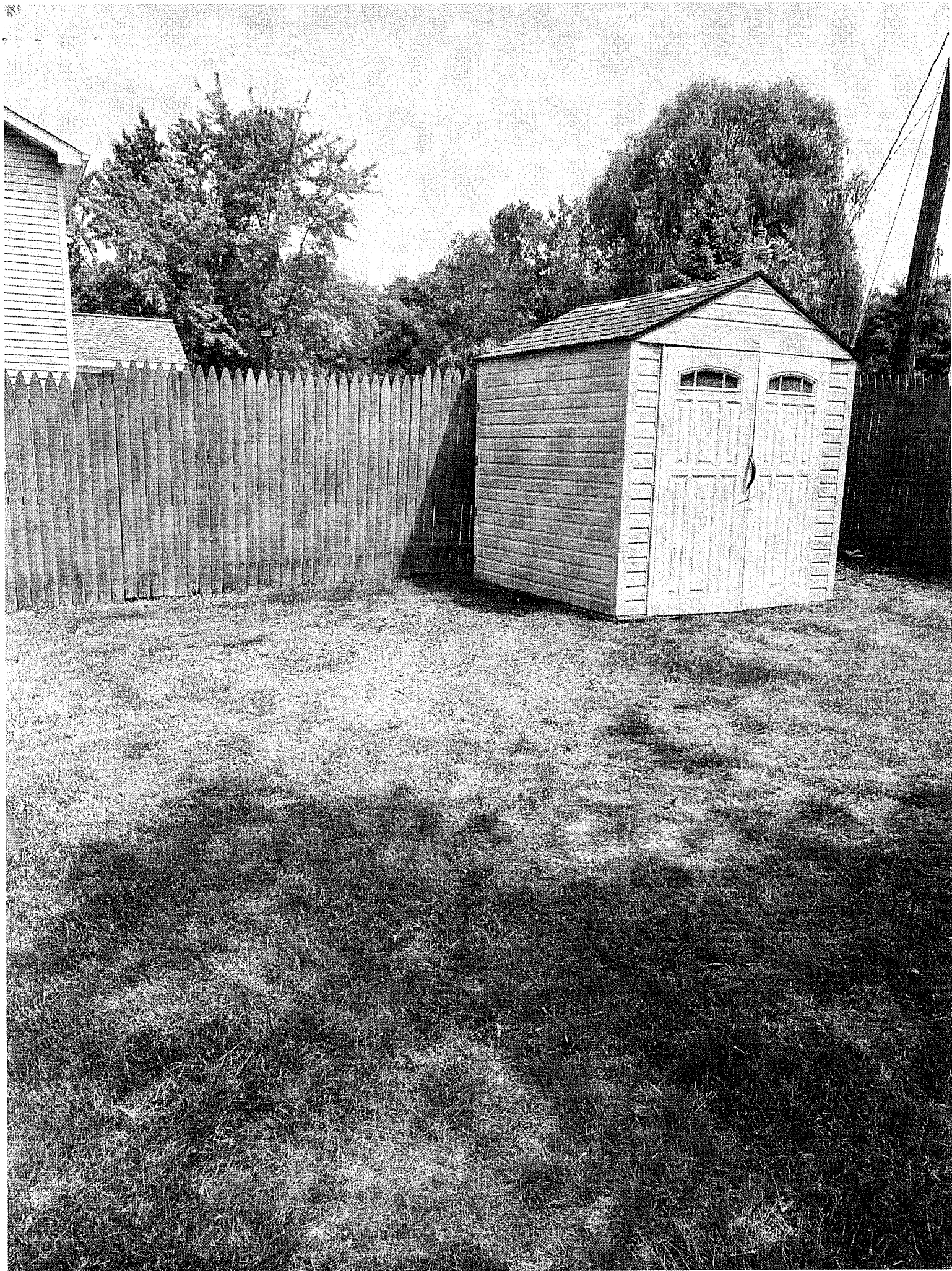
Tax Map Number: 155.9-1-3

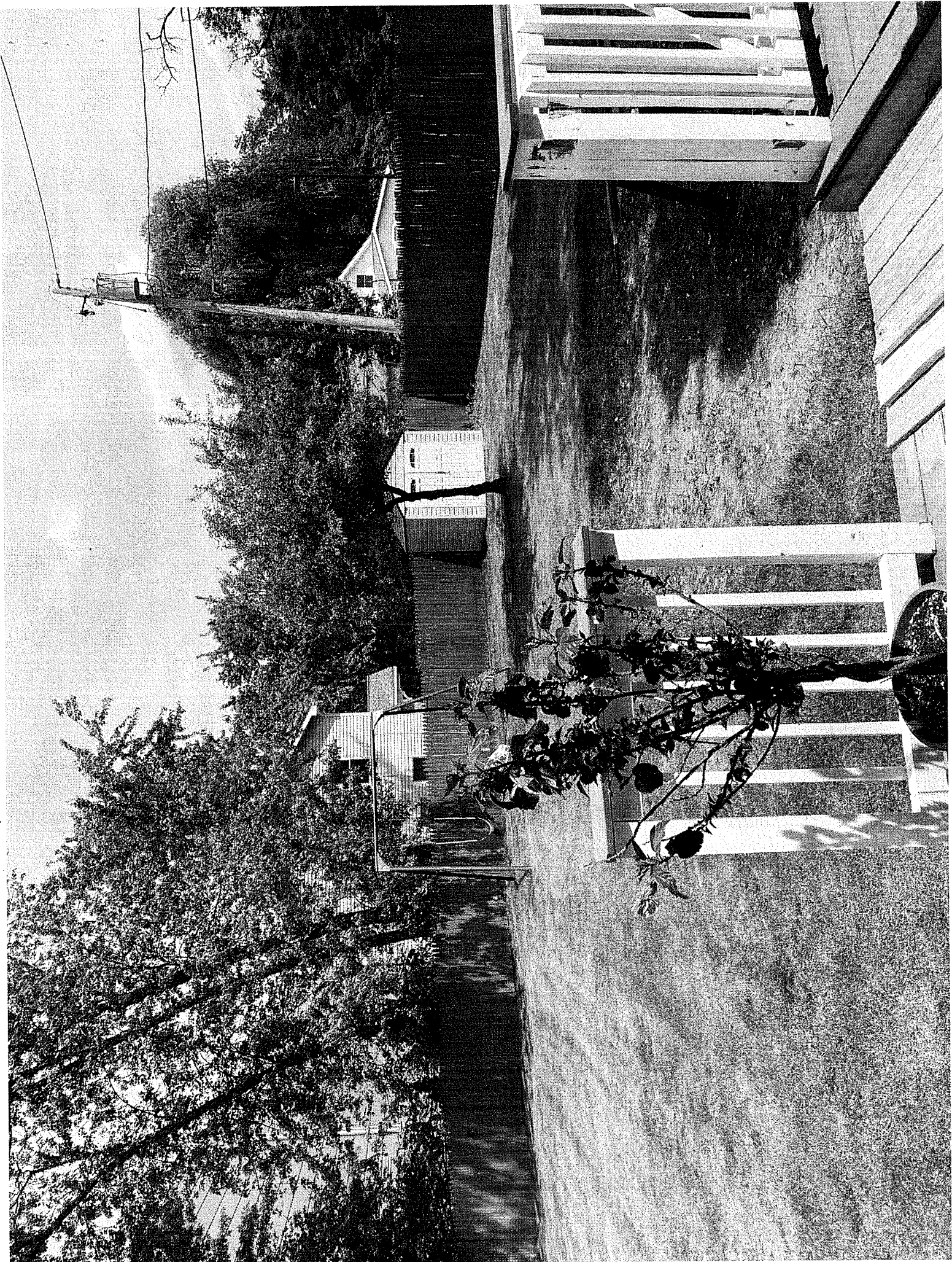
Address: 31 Catskill Avenue

1. I met with Jennifer Riling, the applicant, on May 31, 2022. She would like to install a 12ft by 20ft (240 square ft) shed in the rear yard. The property is located in an area which is zoned R-2.
2. Section 2.6.6 Residential District (R2) requires accessory structures larger than 120 square ft maintain a rear setback of 25ft and a side setback of 8ft. The proposed shed location will leave a rear and side setback of 5ft respectively. The proposed action requires (2) area variances.
3. The shed that Jennifer and Paul Riling have selected has a peak height of 11ft. With a peak that high, the shed will protrude 5ft above the 6ft fence.
4. After a careful review, I recommend to deny granting of these (2) area variances due to an undesirable change that will be produced in the character of the neighborhood.

Respectfully,
Donald Panton
Planning Board Member

cc.Adam Yagelski
Anna Feltham









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