

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
August 22, 2022 6:30 pm

- Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk-absent, Eric Westfall (Town Engineer), Michael Miner-Building Department, Ian Silverman (counsel),

Public Hearings:

- **The Application for a revised site plan of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, for the purpose of modifying parking and fencing, at the property located at 480 North Greenbush Road, in a BG district, having parcel ID#: 133.-2-10.**

Steve Hartt spoke that they are looking to install a new fence line along the property and increase the parking lot with asphalt, plant new trees for shielding. The fence is required to stop people from walking through the parking lot for safety issue. Snow storage will be at the left end of the parking lot. Chairman Lacivita mentioned signage so people will not walk through the parking area and make it clear they cannot cut through. Possibly private property or no trespassing.

Public Hearing opened:

No one wishing to speak.

Motion made to closed public hearing by Ms. Foley and seconded by Mr. Wilson.

SEQRA short form filed per Chairman Lacivita.

Motion made for neg dec by Ms. Foley and seconded by Mr. Wilson. All in favor.

Motion made to approve by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for revised site plan of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, for the purpose of constructing entrance and parking improvements, at the property located at 1 Global View, in the Tech Park district, having parcel ID#: 122.-1-4.23.**

Steve Hartt spoke about this application. He provided a drawing of the work they want to do. This is to improve the roadway at the gatehouse so it does not back up. The employees will be able to use that new lane to scan their badge and go into their parking lot and not have to wait in line. He stated the fire department is requesting a knox box and they will take care of that. Ms. Foley asked if the access to the trails will not be interfered with and Mr. Hartt stated no.

Public Haring opened:

No one wishing to speak.

Motion made to closed public hearing by Ms. Foley and seconded by Mr. Wilson.

Condition: Talk with the fire district about emergency access to the parking lot.

SEQRA short form filed per Chairman Lacivita.

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Motion made for neg dec by Ms. Foley and seconded by Mr. Wilson. All in favor.

Motion made to approve with one condition above by Ms. Foley and seconded by Mr. Wilson. All in favor.

Presentation:

- **The Application for a modification of the site plan of Woodland Hill Montessori School, 100 Montessori Place, Rensselaer, NY 12144, for the purpose of reconstructing the athletic field to accommodate baseball/softball, at the property located at 100 Montessori Place, Rensselaer, NY 12144, in a PBD district, having parcel ID#: 144.2-4-41.22.**

Francis Bossolini spoke about the project. They want to modify the soccer field and baseball field and make it larger for soccer and baseball. Netting and fencing barriers will be installed for safety. There will be a little tree removal. He presented a drawing of the changes. There are no storm water issues per Mr. Bossolini. They will also submit additional detailed information for the hearing. Mr. Bossolini stated no lighting will be installed because it is not going to be used after school hours. Chairman asked him to highlight that gravel emergency gate emergency access on the revised plan for the fire district.

Mr. Miner stated East Greenbush will be notified.

Motion to accept sketch plan, make PB lead agency and schedule public hearing on Sept. 26 by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for a major subdivision of Capital Area Properties, LLC, 1 Coyote Lane, Troy, NY 12180, for the purpose of constructing 26 residences (single family homes & town homes), at the property located on Pheasant Lane, in an R1 & R2 district, having parcel ID#: 123.11-4-7.11.**

Steve Hartt presented the application to the board and showed the board a drawing of the proposed sub division. Majority in R2 zone and some are in R1 zone. Twin homes and single family home. 110 foot road frontage and ½ acre of land. They will extend town water and is water district 12. They have to apply to the town board for this extension.

They have storm water management lots have been held on site. There will be 2 hammerhead T turnarounds for emergency services. It is in the Wynantskill School District and Mr. Hartt will send plans to Gardner Dickinson. There are wetlands in the area that have to be reviewed.

Ms. Foley asked if the roads will be accepted by the town and Mr. Hartt stated it is . Mr. Miner stated if they meet all the requirements they will. Mr. Mulino said no HOA will be created for this project. She asked about the stream and a substantial amount of trees. Mr. Mulino stated they are not cutting any other trees down and the stream will be protected.

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Chairman Lacivita stated no trees can be cut until BD reviews and the BD has to walk the site as well.

Twin home from west lot and one from east lot will bring the number down to 21 homes.

Motion made to table until September 26th by Ms. Foley and seconded by Mr. Wilson. All in favor.

Old Business/Tabled Discussion:

- **Traffic study discussion for The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, 60 homes, parcel ID#: 124.-5-9.1.**

This has been before the board many times. Chairman met at the site in the spring. A traffic report has been submitted per Nick Costa. One access drive and larger cul-de-sac. Water main will be installed and municipal sewer. John Donnan conducted the traffic analysis per Mr. Costa. Chairman stated site distance and speed is a concern. DOT has the plan but no feedback. Mr. Donnan conducted the site distance and stated the guidelines were met. They are

over 50 feet exceeding the stopping guideline. Per Mr. Donnan no mitigation is needed. He explained heavy vehicle analysis etc. Chairman stated this is only for a report to the town board from PB.

Chairman needs to rewrite his draft recommendation and get to board members so one more meeting is needed.

Passenger vehicles have a different rating system than a large dump and construction truck per Ms. Foley and what else can he do aside from a sign. Mr. Donnan will take a look at this and respond. Mr. Wilson asked about the grading and Mr. Costa stated they will be changing the grading. The truck stopping distance is more important than passenger cars per Mr. Miner.

Comments were received by Police and FD school district had no comments. Storm water is being reviewed by town engineer. There is a concern regarding the flood plane and traffic safety. Ms. Foley stated part of the road coming out is in the 100 year flood plane and Mr. Costa had stated they can fill near there. Ms. Foley asked questions about the berm and flood plane and DEC getting involved. Chairman Lacivita stated this is for a zoning change and this will come before us for site plan approval.

Motion made to table to next month to allow Chairman to change draft report and get to Board members by Mr. Wilson and seconded by Ms. Foley. All in favor.

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- **Business Meeting**

There was a meeting August 4th regarding ACE Hardware and are working through resolutions for the site.

Meadows: ZB ruled on the variances and approved as amended.

- Approval of last month's meeting minutes: Motion made to approve July meeting minutes by Ms. Foley and seconded by Mr. Ahern. All in favor.
- Motion to Adjourn at 7:36pm by Mr. Wilson and seconded by Ms. Foley. All in favor.

- Next meeting date: September 26, 2022

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com . **Please see the Planning Board page on the Town's website to view the application(s).**