

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
March 28, 2022 6:30 pm

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

Public Hearings:

- **The application for a modification of the existing site plan of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, at the property located at 480 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.-2-10.**

Steven Hartt-Hartt Engineering spoke again about the application. He provided a sketch of the addition. It is needed due to weather and loading and unloading. He also added evergreens. A fence is supposed to go around the mechanical section outside but it has not been installed yet. Mr. Hartt stated there will be sprinter vans and some small box trucks picking up and dropping off. No large tractor trailers can come in that back area because there is no room. Chairman Lacivita stated there is no restriction however they could stick out onto Ludlow Avenue and a safety issue in pulling out. 13x13 foot addition with a garage door on the back of the building. They are losing 13 feet so less mobility for a large tractor trailer per Mr. Hartt. Per Mr. Miner if a tractor trailer will not fit the board can restrict it. Restriction: No larger than 45 feet trailer. The BD has asked that the fence be installed prior to starting the addition.

Public Hearing Opened:

No one wishing to speak and no written comments were received.

Motion made to close the Public Hearing by Mr. Kirk and seconded by Ms. Foley.

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

Motion made to approve with 3 conditions (tractor trailer, fence installed prior to permit, landscaping) by Ms. Foley and seconded by Mr. Kirk. All in favor.

Presentation:

- **The Modification of the approved site plan of 490 North Greenbush Road, Rensselaer, NY 12144, for the purpose of adding an attached walk-in cooler, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 133.-2-12.**

Cabe August, Bunker, spoke about the application. They would like to install an outer walk-in cooler that will not be visible to Rt. 4 or too close to the other properties. It will

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be attached to the building and they are building a deck for it and it can be entered from inside the building as well. Mr. Miner stated it will be behind the building and that the BD finds this acceptable. Mr. August stated it is no louder than a residential air conditioner. An emergency exit door will be moved to the other side of the building. Mr. August showed the board a map updated drawing. He also said they could paint it or do anything the board would like. Ms. Foley asked if he planned to put any landscaping around it but Mr. August stated that would require a lot of fill.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Kirk and seconded by Ms. Foley. All in favor.

The Site Plan Application of Deschamps Brothers, Inc., 169 Cordell Road, Schenectady, NY 12303, for a proposed farm stand nursery, to be located at 4402 NY Rt 43, in an AR district, having parcel ID#: 145.-9-9.2.

Mr. Tom Deschamps stated this is across the street from the old Salsbury stand. He and his brother own a landscaping business and would use that for this as well. Mr. Miner stated this is an allowed use by Zoning. He provided a rendering of the site. Miner stated they need DOT to look at the driveway. They cannot line Rt. 43 with mulch and product per Mr. Miner. There is now a privacy hedge on the left side because there is a home next to that. The large shrubs and trees will be along that area. They will only be developing 1 acre. The store will be 20 x 30 and a prefab steel building. Mr. Deschamps stated they will make it look nice. Chairman Lacivita asked for the public hearing if they could have a rendering of the building, etc. They will do plantings to showcase some of their work. The smaller shrubs will be in the front. He will install a split rail fence to prevent someone falling into the ditch. Ms. Foley does not think that will work. Mr. Deschamps stated he will install whatever the board would like. Mr. Deschamps will choose another fence that the board prefers. Mr. Miner suggested the split rail fence with some wire across so no one can get in there. There will be 10 parking spaces and some overflow parking near the bulk bin area. Mr. Miner stated the parking for this is not in code so the board can state the number of spaces they feel will work. Mr. Deschamps stated he can add parking if needed. He will show overflow parking on the new better detailed drawings and show size of store, where the fence will be, how the fence would look, overflow parking, sign-

age, where the hill is, where customer can park a trailer for pick up, lighting, etc. Ms. Foley stated we do not want cars parked on Rt. 43 and Mr. Deschamps agreed. Mr. Miner asked Mr. Deschamps to make sure he has room for truck deliveries to get in and

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out. Chairman Lacivita asked for a memo from Mr. Buckner to show he is ok with this and Mr. Deschamps will get that. Mr. Miner asked that he provide the new renderings and map 10 days before the next meeting. Ms. Foley asked how they plan to load customers with trailers. Mr. Deschamps stated they have a small bucket loader. She asked where he is going to store it because there may not be enough space. He stated he would store it outside near the bins. Hours of operation 8am-6pm Tuesday – Friday and closed Monday. There will be lighting on the building. If they in the future decide to do Christmas Trees he will need to go to the BD and if it is sufficient have to come before the board.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Wilson and seconded by Mr. Kirk. All in favor.

- **The Major Subdivision Application of Thomas Dingley, 190 Pershing Avenue, Wynantskill, NY 12198, for the 5 lot subdivision of lands located at 174 Pershing Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.10-2-10.11.**

Justin Law presented the application with Mr. Dingley. They will create 4 large lots in that area instead of a lot more that would fit in there. There will be one shared driveway for the 4 lots. Lot 5 has a home there now. They will have septic. Storm water management: not a lot of disturbance because they want to preserve as many trees as possible.

Mr. Dingley purchased the land because it is behind him and didn't want someone else buying the land and putting 15 houses there behind me. He will sell Lots 1 and 2. Then utilities will be looked. He said sewer will be hooked into these sites. Whether he will have well or public water is still undecided. Ms. Foley noted that none of the lots have the 15 feet to access a public road. It is in the code. He will need 60 feet accessibility to a municipal road per Ms. Foley.

Mr. Westfall stated all the lots touch Pershing Avenue via the shared driveway. There is no 60 foot specification per Mr. Westfall. Mr. Westfall will look into what has to happen and work through it. BD needs to give the board a clear determination for this.

The board also needs specs of the road-driveway along with grading, etc. Chairman Lacivita stated we need this for the public hearing. Line of site is an issue at this location

as well. Ms. Foley is concerned about the line of site in that area. Mr. Dingley agreed that has always been an issue. It is one lot now and Mr. Miner is selling it to Mr. Dingley. Eric Westfall will do the review or Laberge to eliminate conflict of interest. Mr. Silverman does not see any conflict of interest with Mr. Miner because he is not developing

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anything he is just selling the property. Mr. Dingley wants control so it is not overdeveloped. He is trying to minimize the impact and a very reasonable plan. Mr. Wilson asked if he can put the driveways in on the adjacent homes on the new map.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Wilson and seconded by Mr. Kirk. All in favor.

- **The Site Plan Application of ELP Greenbush, Solar, LLC, 522 Massachusetts Avenue, Suite 201, Cambridge, MA, 02139, for the purpose of building a solar photovoltaic facility (solar farm), at the property located at 13 Morner road in an AR district, having parcel ID#: 145.-8-19 & 145.-2-2.**

They did meet with East Greenbush and there is a moratorium per Chairman Lacivita.

Will Bliss spoke about the application. He said they received a list of items from Laberge and have provided all the information they requested. Mr. Bliss also presented a decommissioning plan. Mr. Westfall received the information as well. Mr. Bliss provided the board with renderings of what the site will look like. He stated this will not be visible on Morner Road. He provided the updated site plans to the board. Town, school district and other jurisdictions need to be contacted with the plans. The coordinating letter will go out once the public hearing is scheduled per Mr. Miner. This is all conditional approval pending East Greenbush's approval. Anything EG provides to him this board would like to have for the file.

This is an unlisted Type I SEQRA.

They will get an Army Corp letter for the wetland delineation.

Mr. Westfall stated they met with Laberge about this.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Kirk and seconded by Ms. Foley. All in favor.

- **The Site Plan application of Joseph Bowers (Ingraham Solar, Inc), 1 Washington Place, Troy, NY 12180, for the purpose of building a solar photovoltaic facility (solar farm), at the property located at 391 Winter Street, Ext., Troy, NY 12180, in an AR district, having parcel ID#: 123.-5-6.1.**

David Byrne (Sole Source Power), Lyndsey McIntyre, Jim Palumbo presented the application.

Land owned by Mary Ingraham. There is so much screening around the site and will not be visible to Winter Street at all per Ms. McIntyre. The closest home is on North Road. National Grid line separates. The site will use about 25 acres but the lot is about 53 acres.

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Ms. McIntyre stated the letters will go to the municipalities in the next week or two.

Just installing pads but no batteries. Per Mr. Byrne they have completed a wetlands delineation and received a SHIPPO no impact letter and submitted a decommissioning plan. He stated they are providing a service to town residents to lower their utility bills. They are discussing a pilot program with the town. The site will be designed so small animals can still habitat the area.

Mr. Byrne stated they will not need any easements. They provided a map for the board to reviewed and Mr. Byrne explained the entire site. The site will have storm water basins and they are noted on the plan. Each array has their own equipment pad and a hammerhead for turnarounds. Mr. Wilson asked what kind of roadway. Mr. Palumbo stated they will upgrade the current road there. There will only be someone on the sight for maintenance purposes. No soil will be removed from the site per Mr. Palumbo. They want to minimize disturbance of the land per Mr. Byrne. Mr. Palumbo stated the road can be maintained and plowed if needed.

Ms. Foley confirmed they are leasing the property from the property owner. She also asked if they are going to have any security to the site. Ms. McIntyre stated they will have something to monitor any disturbance. Ms. Foley noted that the other side is the power lines and there are people coming through there all the time.

Mr. Westfall stated Laberge is reviewing this.

Anyone can subscribe to this array and could save 10-12% on their utility bill. Per Ms. McIntyre they will send information to the surrounding residents.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Kirk and seconded by Mr. Wilson. All in favor.

The board has a full submission set of plans per Mr. Byrne.

- **The Site Plan Application of Rosetti Companies, 427 New Karner Road, Albany, NY 12205, for a 24 unit apartment building to be located on Valley View Blvd., in an IG (Industrial) district, parcel ID#: 133.-2-1.133.**

Mr. ? presented the application and a revised sketch plan. He presented a map of the site for the board to review. He showed the driveways and parking spaces for the apartments. He noted they will submit a new set of plans by April 11. The lot is 2 acres and there is over 60% green space. Chairman Lacivita stated the fire district commented as well as the Chief of Police who has a concern to the access to the parking area in the enclosed downstairs garage. Chairman Lacivita asked Mr. ? to contact the PD himself and answer their questions.

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There will be no electric vehicle chargers inside. There are some exterior ones down the road on Stonegate. Ms. Foley stated a lot of the people that live in these apartments walk and she is asking them to finish the sidewalk on Rt. 4 and she would like them to consider this. Mr. Miner stated this was discussed and they have provided this for the sidewalk. They will show the line of site as well. They will also provide a landscaping plan.

This will require a special permit from the zoning board per Mr. Miner. They have to submit by next Wednesday to get on the ZB April agenda.

Ms. Foley asked about the storm water basin fencing and it will be 6 foot and maintained by the owners.

Motion to declare PB lead agency, accept sketch plan and schedule public hearing April 25 by Mr. Kirk and seconded by Ms. Foley. All in favor.

Old Business/Discussion:

- **The Site Plan Application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the vacant property located at 325 North Greenbush Road (Route 4), Troy, NY 12180, having parcel ID#: 134.1-4.4 located in a BG (General Business) district.**

Not present- gathering information. It can go back on another agenda.

- **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, parcel ID#: 124.-5-9.1.**

Chairman Lacivita and Mr. Miner went to the site and met with Mr. Tedesco regional headquarters DOT. He did have some concerns. Mr. Miner spoke to Mr. Costa.

Mr. Miner stated they came to the agreement that a traffic study needs to be provided before a recommendation is made to the town board. He contacted the engineer and they will start the study. They also discussed the neighboring site the install a picnic area etc.

The applicant agreed to an extension. Chairman Lacivita stated they will ask for a 90 day extension to wait for the traffic study.

Motion made for a 90 day extension, table this and wait for them to get the traffic study to the BD by Kirk and Foley. All in favor.

- **Quackenderry Commons PDD, proposed amendment, which includes a mixed use commercial and residential development, Bloomingrove Drive, Rensselaer, NY 12144, parcel ID#'s: 144.-10-33.111 & 144.-10-33.112.**

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Morgan Ruthman and Scott ? Lansing Eng. discussed any new developments. They noted they shifted things to avoid stacking in the area in question and make a three way stop. Mr. Miner stated that after the meeting they looked at this to make it safer and it was discussed to shift things. It alleviates the four way stop. Per Mr. Ruthman things will be officially updated and this addresses the concerns that were stated last month.

Ms. Foley asked that if she lives in Bldg. 1 there are going to be stacking and people are going to go through CVS parking lot.

Chairman Lacivita read the highlights of the proposed recommendation/report. He will note that in the town board's detailed report they need to look at A, B, C, etc. 2 bldgs. 253 apartments. He will get this recommendation to the town board this week.

(See letter of recommendation) attach.

Motion made to accept the recommendation/report and to send to the Town Board by Mr. Wilson and seconded by Mr. Kirk.

New Business: None

Business Meeting

- **Approval of last month's meeting minutes:** Motion made to approve February Meeting minutes by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- **Motion to Adjourn at 8:55pm** by Mr. Ahern and seconded by Mr. Wilson
- **Next meeting date: April 25, 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 proposed plans.