

## **Town of North Greenbush Planning Board**

**2 Douglas Street, Wynantskill, NY 12198**

**Draft Meeting Minutes**

**November 25, 2019 at 6:30 pm**

- Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern-absent, Steven Kirk, Richard Laberge, Ian Silverman (Legal Counsel), Eric Westfall (Town Engineer).

- **Public Hearings: None**

- **Presentations:**

- **The Application of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, for approval of modifications to the existing site plan , at the property located at 300 Valley View Blvd, in an IG district, having parcel ID#: 133.-2-1.17**

Steven Hartt presented the application. He provided the board an aerial picture of the site. Regeneron would like to purchase the building in question and make a day care center for Regeneron. They will change the entryway of the building slightly and installing an air conditioning unit. They will enclose the existing dumpster and add another recycling dumpster and minor playground updates. They will clean the site up as best as they can. The building is currently not on the tax rolls per Chairman Lacivita. Chairman Lacivita stated that the sign has been gone for 3-4 years. He asked if Regeneron would be interested in installing a North Greenbush sign on the site that states "Welcome to the Town of North Greenbush". Mr. Hartt will find out for the public hearing. Chairman Lacivita will also ask the town supervisor and highway superintendent if they are willing to pay for the sign and have Regeneron landscape it. Ms. Foley asked about landscaping and Mr. Hartt showed her on the map where they plan to put trees and arborvitae. Mr. Wilson asked if the day care was for the employees only and per Mr. Hartt it is only for Regeneron. Mr. Hartt also showed where snow removal will occur.

- **Action to consider: The Application of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, for approval of modifications to the existing site plan , at the property located at 300 Valley View Blvd, in an IG district, having parcel ID#: 133.-2-1.17**

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Motion made to accept sketch plan and have planning board as lead agency and set Public hearing for December 23<sup>rd</sup> by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Old Business:**

- **The Application of North Greenbush Builders, LLC, P.O. Box 540, Wynantskill, NY 12198, for a proposed 28 lot single family major subdivision, at the property located at 120 Hidley Road, Wynantskill, NY 12198, in an R2 district, having parcel IDs#: 123.12-8-1.**

Steve Hartt presented the application. He showed a map where they subdivision would be. 20,000 sq. feet for the homes and 150 foot road frontage. Sewer will be accessed on Whiteview Road. 8 driveways will come out onto Hidley Road. He will meet with the county highway to see if the layout is acceptable. They are within #13 water district. He also showed the rear buffers around the site. He also spoke with Mark Premo and there is proper layout. Road is planned for 30 feet wide. Mr. Hartt will send a set of plans to the Averill Park School District. Mr. Laberge asked about the buffers. Mr. Hartt stated if it is wooded it will remain wooded. Mr. Westfall stated he spoke to Mr. Hartt about other possible layouts. Mr. Laberge asked that the applicant nail down some of these issues before the public hearing (i.e.: where the water is going to, drainage, etc.)

Motion made to table until December 23<sup>rd</sup> by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Application of Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084 for a site plan approval for a proposed 40,000 SF medical office/facility, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel IDs#: 133.-2-15.12 & 133.-2-16.2.**

Tim Freitag, Bohler Eng. spoke about the application. He provided a map of the proposed site. They are looking to seek approval to move forward. He addressed town comments. He spoke about the connection off to the back of the building. He met with Laberge Group and Mr. Westfall. They revised the site plan that accommodates the connection.

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They also provided a shared access agreement to the town. Also what I the ambulance demand for this facility. Albany Med has issued their letter of intent to occupy the site. They are anticipating 2% of patients are sent to an emergency department and are not necessarily taken by ambulance.

Storm water: Mr. Laberge reviewed the design. They have addressed the comments but have some outstanding ones. NYSDOT coordination has been ongoing throughout this project. The single will be changed at Bloomingrove and Rt. 4. Ms. Foley stated she is happy that they changed the plan. Her concern is people backing out of the back parking area onto the roadway. They need to eliminate the two way traffic. Mr. Freitag stated when the other site is developed they will have shared parking. She is concerned with an ambulance coming through there while people are backing out. She asked if there is anything he can change to alleviate that. Mr. Freitag stated there is no other configuration? He said there is only one entrance into the site. He said when the other property is developed this will go away. Mr. Laberge spoke about the easement for the shared parking.

Mr. Wilson asked about the ambulance transport. What does that equal? Mr. Freitag stated possibly one a day. Chairman Lacivita read a patient profile document showing the amount of patients in an Albany Med facility. They estimated 1 patient per day to go to the hospital from this new facility. Chairman Lacivita said he will have a condition in the approval that Albany Med and North Greenbush ambulance discuss this together.

Replacing the historical marker: The builder will have to place it somewhere on the site as a condition.

Ms. Foley asked about landscaping and asked Mr. Freitag to show where they will go. Mr. Kirk asked about a construction start date and Mr. Freitag stated as soon as they can. There will also be an easement for the vet clinic next door. Mr. Freitag stated they sent a letter regarding section 510.

Conditions: Final review with the town engineer or designated engineer and all applicable permits. Ambulance and tenant need to have a meeting and a letter sent to planning board. Placement of historical marker as directed by Town Historian. Acceptable shared access agreement to lands to the south.

Fire District is asking for a revised site plan.

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Motion made for a SEQRA neg dec. by Ms. Foley and seconded by Mr. Kirk. All in favor. Motion made to declare Planning Board as lead agency and accept site plan with conditions by Mr. Kirk and seconded by Ms. Foley. All in favor.

- **The Application for a 19 lot major subdivision of Sharpe Road Development, LLC, 1 Coyote Lane, Troy, NY 12180, of the property located on Sharpe Road and in both the Town of North Greenbush and the Town of Brunswick (4 lots will be located in the Town of North Greenbush), in an AR district, having North Greenbush parcel ID#: 113-3-9.**

Town of Brunswick has approved the project conditionally on the board approval. There are 4 lots in the town of North Greenbush. Eric Redding spoke about the project. They eliminated one lot in the town of north greenbush because there is a stream there and would affect the lot. The main road has a curb cut along Sharp Road as well as two driveways. Neighbors across the street were concerned about run off but Mr. Redding stated they enlarged the pipe to help with drainage and they will work on the ditches to alleviate that as well.

Mr. Laberge stated they reviewed the SWIP and a minor agreement needed to be inserted. Ms. Foley asked they may want to do a lot line adjustment (subdivision) and if that occurs he showed Ms. Foley where that would be.

Conditions: Meet all the Brunswick conditions.

Motion made to accept site plan with the above condition by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Application of Whiteview Development, LLC, P.O. Box 38171, Albany, NY 12203, for a 156 unit condominium development (Ridge Creek Condos), proposed at the property located on Whiteview Road, having parcel ID#: 123.12-1-1, in an R3 zoning district.**

Mr. Costa spoke about the application.

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They received the Geotech report for the site. They have been working on redesigning the project utilities based on the Geotech results and answered most of the comments. They need to meet with Laberge to discuss storm water per Mr. Costa. The waterline has been moved per Mr. Costa. The sidewalk along Whiteview onto Renshaw is now shown on the map. The berm has been made taller and they planted some additional trees. He said there is a very large watershed near the site. There will be 3 36 inch pipes for water on the site. Chairman Lacivita stated that the board needs Eric Westfall and Mr. Laberge need to say they are ready for conditional approval. Mr. Laberge stated that it is possible that the approval could be done at the next month's meeting. Chairman Lacivita stated that if we approve this that during construction there will not be a lot of mud on Whiteview Road and this will be a requirement per Chairman Lacivita. The developer is responsible to ensure this. Mr. Wilson asked if the water will be pushed to another area. Mr. Costa stated it would not.

Motion made to table to allow applicant to finalize and discuss some odds and ends to December meeting by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **New Business: None**
- **Discussion: None**
- Business Meeting – received a coordinated review letter for North Greenbush commons school district. Asking this board if we have any interest in challenging the review.

Motion made to not challenge the review for this by Ms. Foley and seconded by Mr. Kirk. All in favor.

Motion made to approve September minutes with changing sg to sq throughout by Ms. Foley and seconded by Mr. Wilson. All in favor.

Motion made to approve October minutes by Mr. Wilson and seconded by Mr. Kirk. All in favor.

- Motion to Adjourn at 8:03pm by Mr. Wilson and seconded by Mr. Kirk.
- Next meeting date: December 23, 2019