



TOWN OF NORTH GREENBUSH

PLANNING BOARD

MEMO

TO: Supervisor Lou Desso
CC: Mike Miner
FROM: Mark Lacivita, Planning Board Chairman
DATE: April 16, 2016
SUBJECT: Town Board Referral PB # 16-05 Tech Valley Residential Community

I am writing in response to the Town Board's referral of the referenced project pursuant to North Greenbush Town Code Article XIII Section 197-64 *Advisory Report by Planning Board*. At this time, the Planning Board offers a favorable recommendation with the specific issues noted in this memorandum.

The Planning Board has threshold issues regarding this proposed PDD, in that it may conflict with Local Law # 4 (1981) which requires RPI to maintain the Transportation Overlay needed for the proposed extension of I-90 Exit 8 and Local Law # 5 (1990) which created a Transportation Overlay District for the proposed extension of I-90 Exit 8 from Washington Avenue to Glenmore Road. In addition, since the Rensselaer Technology Park Master Plan is referenced in the Town's Master Plan, clarification is needed to insure that RPI, the owner of the Technology Park is in agreement with the Global View access proposed. Close coordination with RPI is essential in the review of this proposed project.

The Planning Board is aware that the I-90 Exit 8 connector is no longer under consideration and that RPI is in the process of reviewing the Rensselaer Technology Park Master Plan. However, the Planning Board has no direct confirmation of either.

Tech Valley Residential Community, located between Glenmore Road, Glenwood Road and Global View is proposed as a clustered residential community, with specific details as follows:

Tax Map #:	122.00-2-9.
Acreage:	72.35
Current Zoning:	AR
Proposed Zoning:	PDD
Units Proposed:	152 (76 Twin Homes)
School District:	North Greenbush Common
Green/Natural Space:	60%

It is the Planning Board's further understanding that this project will provide a 12" water main that will provide a loop connection to the Technology Park, various recreational and public accessible trails, and eventual improvements to south end Glenwood Road. These proposed improvements are a general public benefit. There will be no homeowners association. All new streets and storm water management infrastructure will be turned over to the town. The proposed project will not seek any tax abatements or IDA considerations, and therefore will generate revenue at the normally assessed rate.

The concerns of the Planning Board relate primarily to density and traffic. Once the Town Board establishes the PDD with the number of dwelling units, the Planning Board's role is limited by the PDD in Site Plan review. The Planning Board requests the Town Board to address these issues during its review of the proposal.

There are a significant number of residential units approved and currently under development in the town (Birchwood, Heywood Farms, Van Allen Apartments, North Greenbush Commons Townhomes). Our concern relates to the addition of this proposal to the cumulative impact of growth on municipal services and the very specific traffic issue presenting itself at Glenmore Road and Route 4.

The School District should address its ability to accommodate the potential growth of its student census. This is frequently a concern expressed by District residents in the Site Plan Review process.

Emergency Services should be consulted with regard to the mentioned cumulative impact, especially Police and EMS, as their responses are more sensitive to individual incidents.

With regard to traffic, when North Greenbush Commons was approved, the Planning Board requested a thorough review of the Route 4 and Glenmore Road intersection. The Site Plan approval was conditioned upon a report from the County Engineer and NYS DOT. The report was provided and traffic improvements were deemed unnecessary. Residents on Glenmore and Glenwood Roads were very vocal expressing their concerns. Those concerns will be amplified with this proposed PDD and the project under discussion further to the north. The Armory also generates high volumes of traffic on certain days. The improvement of this intersection would appear to be a critical requirement if this PDD is to proceed.

At this time, this proposed PDD does not use Glenwood Road and has no access to Global View. A property transfer from RPI would be required for Global View access. Without a second means of access, this project cannot proceed. This needs to be addressed prior to the establishment of a PDD.

With these various concerns in mind, we ask the Town Board to seek specific comments for the record from the various involved agencies, as follows:

- 1) North Greenbush Common School District
- 2) North Greenbush Police Department
- 3) North Greenbush Fire District # 1
- 4) North Greenbush Ambulance Association and Appointed Ambulance Commissioners
- 5) North Greenbush Highway Department
- 6) Rensselaer County Department of Engineering (Glenmore Road is a County Highway)
- 7) NYS Division of Military and Naval Affairs (The entrance to this project is less than 100' east of the Glenmore Road Armory)
- 8) NYS Department of Transportation
- 9) Rensselaer Technology Park