



TOWN OF NORTH GREENBUSH

PLANNING BOARD

MEMO

TO: Supervisor Joe Bott, Town Board

CC: Mike Miner, Eric Westfall

FROM: Mark Lacivita, Planning Board Chairman

DATE: March 29, 2022

SUBJECT: Town Board Referral Proposed PDD Quackenderry Commons
North Greenbush Road/Bloomingrove Drive

I am writing in response to the Town Board's referral of the referenced Zoning Law amendment pursuant to North Greenbush Town Code Article XIII Section 197-64 *Advisory Report by Planning Board*. At this time, the Planning Board offers a positive recommendation for the concept with some specific issues of concern identified that need to be further evaluated in the Town Board's more detailed review. The location is appropriate for a mixed use development with apartments and the municipal utilities infrastructure is sufficient. It is not inconsistent with the surrounding area. The School District has raised no initial concerns. Increased traffic and demands on municipal services require further in- depth review.

This Town Board referral was discussed at the November 22, 2021 and subsequent January 24, 2022 and February 28, 2022 regular meetings of the Planning Board. This application is a request to revise a previously approved PDD that currently include CVS, Berkshire Bank and Van Allen Apartments. The current PDD was authorized by Local Law # 7 of 2008 and was amended by Local Law 4 of 2012 and Local Law 3 of 2016. This revised proposal will include 2 buildings of mixed retail and apartments, Mike Miner provided an initial overview of the proposed changes. The applicant provided a detailed Project Narrative dated July 29, 2021 and made a detailed presentation to the Planning Board. Responses were provided to all questions raised during the review process. The Planning Board's review of the application is basic and superficial by intent. Our report indicates that proposal is reasonable for the location. Further detailed analysis is needed to determine if the proposal can meet the requirements of the Town.

PROJECT DESCRIPTION

1. Location is west of North Greenbush Road, adjacent to Berkshire Bank, CVS Pharmacy and Stewarts Shoppes.
2. This amended proposal eliminates the large “big box” and smaller retail buildings
3. The proposed change includes two buildings totaling 25,900 square feet with 253 one and two bedroom apartments, with retail designed for services and amenities for residents and general public convenience.
4. The density of the proposal is discussed by the applicant in the Project Narrative page # 2.
5. Total parking: Residential Spaces – 475 Retail Spaces – 145.
6. Apartments will be 1 to 2 bedroom units.
7. The proposed retail will be oriented to small offices, services and food.
8. The apartment complex will include a gym, rooftop patio and other conveniences for residents.
9. An emergency egress road is proposed connecting to the Shoppes of North Greenbush pending approval by that property owner
10. Sidewalk connectivity to North Greenbush Rd, Bloomingrove Drive and CDTA Park/Ride lot will be included in the design.
11. Location is entirely in the East Greenbush Central School District.
12. Municipal Water and Sewer will service the site.
13. All interior roads will be private and maintained by site management and/or HOA,
14. The applicant has proposed a location in the PDD for a North Greenbush Ambulance Association facility and is working on the specifics with officials from the Ambulance Association and Town Ambulance Commission.

COMMENTS

1. The applicant states that the PDD amendments will reduce the previously approved PDD impact on traffic. An updated Traffic Study will be conducted to document this. The Planning Board expressed specific concerns with the traffic flow from North Greenbush Road / Bloomingrove Drive / Agway Drive intersection to the access point off Bloomingrove Drive and Bloomingrove Drive/Washington Avenue Ext/Route 43 intersection. During the discussion/review the applicant made substantive changes to the roadway access design which mitigated most of these concerns. The Town Board’s review should closely examine the flow of traffic into and out of this site. There is currently a transportation study underway from Grandview Terrace south by the Town of East Greenbush. The Town Board should obtain an updated traffic study for this proposed amendment to the PDD and consult with the Town of East Greenbush or CDTC regarding results of their work.

2. The project residential density calculations detailed in the Project Narrative require additional review by the Town Board. The Planning Board's primary concern relates to the impact on traffic.
3. The potential Public Benefit for a North Greenbush EMS station located on this site is beneficial for the current expanding needs of the town and should be fully explored by the Town Board. The applicant's agreed upon contribution for this public benefit should be written into the local law creating this PDD.
4. North Greenbush Police Chief Keevern and the North Greenbush Fire District # 1 Board of Fire Commissioners have provided some initial comments which need to be fully addressed in the Town Board's review. The site as proposed has some unique features that will require a detail review and report from both the Police Department and the Fire District.
5. The applicant provided a detailed briefing to the East Greenbush Central School District's Budget Review Advisory Committee. No concerns were raised by the School District at this stage of the process, however the committee requested to be kept informed during the review process. The applicant stated that the tax revenue generated will be beneficial to the school district. The Town Board's review should include comment from the School District.
6. Storm Water Management downstream (west) of the site may be a concern of the City of Rensselaer, who should be informed of the review.
7. It is recommended that the Town Board engage the services of a review engineer to assist the Building Department with the detailed analysis needed for this application.