

TOWN OF NORTH GREENBUSH

PLANNING BOARD

MEMO



TO: Supervisor Lou Desso

CC: Mike Miner

FROM: Mark Lacivita, Planning Board Chairman

DATE: April 4, 2017

SUBJECT: Town Board Referral PB # 17-03 Tech Valley Residential Community (Revision)

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.

On April 16, 2016, the Planning Board submitted requested recommendations regarding the original proposed PDD. A copy of that memo is attached.

The current Town Board referral was discussed at the April 3, 2017 regular meeting of the Planning Board. The applicant attended and provided an overview of the proposed changes.

Tech Valley Residential Community PDD, located between Glenmore Road, Glenwood Road and Global View/Jordan Road is an approved clustered residential community. The revised proposal changes the original approval with specific details as follows:

Tax Map #:	122.00-2-9, 122.-2-12, 123.12-7-1, 122.-2.11
Acreage:	83.18
Current Zoning:	PDD, AR
Proposed Zoning:	PDD
Units Proposed:	204 (102 Twin Homes)
School District:	North Greenbush Common
Green/Natural Space:	74% 61.94 Acres
	39.84 HOA
	22.1 Deeded to Town for recreational use

It is the Planning Board's 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 improvements to Glenmore Road. These various proposed improvements are a general public benefit. There will be a homeowners association. The land deeded to the Town may be improved by the Town for recreational use by all town residents. All new streets, water, sewer 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 revised PDD with the revised 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.

A full Traffic Study and Analysis is recommended. This study will likely be needed should a site plan application be submitted to the Planning Board.

There are a significant number of residential units approved and currently under development in the town (Birchwood Hills, 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 the intersection of Glenmore Road, Williams Road and North Greenbush Road, as well the entire length of North Greenbush Road from the Troy City line to the East Greenbush Town line.

The School District should have the opportunity to comment on 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. The Fire District was present at the April 3rd meeting and requested emergency gated access to Glenwood Road from the proposed new street to North Greenbush Road. The District was advised to formally make this request to the Town Board before or at the Public Hearing that the Town Board will schedule on this application.

With regard to traffic, when North Greenbush Commons was approved, the Planning Board requested a thorough review of the North Greenbush Road 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. In the past, residents on Glenmore and Glenwood Roads were very vocal expressing their concerns. Those concerns will be amplified with this proposed PDD revision and the additional project under development at the former Country Grove site at 16 North Greenbush Road. The Armory also generates high volumes of traffic on certain days. The improvement of this intersection would appear to be a critical need for this PDD revision.

The Planning Board is aware of efforts by the Town to secure funding and approvals to make improvements to North Greenbush Road at various intersections. The Planning Board strongly supports these efforts to address the ever increasing traffic resulting from growth in the Town and growth occurring in adjacent municipalities that impacts the traffic flow in North Greenbush.

This proposed revision to the PDD does not use Glenwood Road and has no access to Global View/Jordan Road. A property transfer from RPI would be required for Global View access and the Planning Board was advised that discussions with RPI are planned. The Planning Board encourages this initiative. The Planning Board supports the new access road to North Greenbush Road.

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