

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

June 24, 2019 at 6:30 pm

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

- **Public Hearings:**

None

- **Presentations:**

- **The Application for final site plan approval of Capital Development & Construction, LLC, 241 Riverside Avenue, Rensselaer, NY 12144, for the proposed construction of a banking facility, at the corner of Jordan Road and North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-4.1.**

Per Mr. Costa this was approved for a general office building. They are requesting a change of use. The building will be just under 2072 square feet as opposed to the original 3400 square feet. The parking has changed slightly and spaces have been reduced. There will be a drive through. Chairman Lacivita stated this will be a revised site plan application. No zoning or town board action needed per Mr. Westfall. The part 2 SEQRA needs to be updated. Ms. Foley asked where the dumpster will be and asked that it be labeled on the map along with the snow storage. She also mentioned the landscaping needs to be arborvitae trees. This will be a small branch office with only two employees. Motion made to accept sketch plan and schedule the public hearing for July 22nd and make planning board lead agency by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for site plan approval of CMCL, LLC – Chris Constantine, P.O. Box 116, Wynantskill, NY 12198, at the property located at 422-424 North Greenbush Road, Rensselaer, NY 12144, in a BN (Neighborhood Business) district, having parcel ID#: 134.13-1-6 & 134.13-1-7.**

Mr. Brian Sipperly of Variety Eng. passed out new plans that are color to make it easier to view. Also Nathan Burroughs is present. They were at the meeting in 2018 to be converted into a professional office and 3 surveying firms occupy that area on 424. The current other structure is not salvageable and they are before the board for a new

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building. The plan is to merge 422 and 424 North Greenbush road for a total of 4.24 acres. The site slopes back toward Avenue B. There are single family residences to the west of Avenue B. The property has municipal water and septic system. No wetlands on the site per Mr. Sipperly. 6000 square foot office building is projected in that other area and will be single story. The rear will look as if there are two stories because of the sloping. There will be 5000 square feet of office space and a garage for storage of 1,000 square feet. There will be 32 parking spaces including handicapped. They are proposing a new driveway curb cut further to the west. There will be a new water service for the building. The onsite waste water systems will be abandoned and have submitted an application to the department of health and were on the site as well. There will be storm water detention on site. Mr. Sipperly does not know what type of businesses will be in the new structure yet. He also said this requires an area variance and is on the ZB agenda for July. Mr. Westfall has nothing to bring up or ask because he has been discussing it for a while with the applicant. Chairman Lacivita stated we do not normally proceed with a public hearing with a pending ZB action and Mr. Sipperly understands that. He stated this is for early feedback. They will have to comply with architectural guidelines per Chairman Lacivita. Ms. Foley asked how many employees will be there and Mr. Sipperly cannot answer that question because they do not know what will be in the building. She also asked what kind of vehicles will be stored in the new garage. Mr. Sipperly stated there may not be any vehicles stored there and it will be for storage for the tenants. Ms. Foley asked if there will be any chemicals but Mr. Sipperly stated typically no but does not want to confirm and have the sub division application.

Motion made to table until the July 22 meeting and to allow ZB to act on the variance by Chairman Lacivita. Seconded by Mr. Wilson. All in favor.

- **The Application for a 19 lot major subdivision of Sharpe Road Development, LLC (c/o David Mulinio), 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), having North Greenbush parcel ID#: 113-3-9, in an AR district.**

17 lots total and 4 are in North Greenbush. Eric Reading from Berdman spoke. They received comments from different entities and responded to them. Major changes are reduced the width of the roadway. Brunswick Highway superintendent made that

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comment. They also added 3 additional fire hydrants and he showed that on the map. Eagle Mills FD requested additional fire hydrants. Eliminated the water service connections in the rear to the north greenbush water district and health department strongly recommended the water come from the Brunswick water district. There is additional detail to the utility plans and grading plans. They have not heard from NG Fire Department. Chief was present and stated they just received them yesterday and he will review them and comment. Chairman Lacivita asked if the water district between the two towns has been discussed yet and it has not but will. The lot sizes for north greenbush are 1.5 acres and another one is 2 acres. It will be a septic service. Chairman Lacivita asked about school districts. The ones in Brunswick are Averill Park and the four in NG are Wynantskill. They also received approval and a permit from the army corp. Also no issues with state DEC. Chairman Lacivita stated at some point Mr. Berdman will have to go before IT for 911 addressing. Mr. Berdman stated they will have a Brunswick public hearing next month and are hoping to have a public hearing for NG scheduled for next month.

Motion made to approve sketch plan and schedule public hearing for July 22nd by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **Old Business:**
- **The Application for site plan approval of Mazzone Administrative Group, 743 Pierce Road, Clifton Park, NY 12065, for a proposed food service business for the property located at 480 North Greenbush Road, in a BG district having parcel ID#: 133.-2-10.**

Stephen Hart, Hart Eng. And Mr. Mazzone was present. Former DeFreestville Fire Department to be converted to a food service operating and utilizing the existing building as it sits and adding a loading dock in the rear. The garage doors in the front will be replaced with window and the blacktop will be removed in the front and made greenspace. Small drainage swale will be made running onto Ludlow Lane. A small asphalt area will be created in the rear. They will also be creating parking spaces including handicapped. They expect about 10 employees and are adding an elevator to be ADA compliant. Mr. Westfall stated he met with Mr. Hart and has been on the site. They will get all necessary permits per Chairman Lacivita.

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Motion made for a neg dec by Ms. Foley and seconded by Mr. Ahern. Mr. Wilson abstained.

Motion made to accept final plan by Ms. Foley and seconded by Mr. Ahern. Mr. Wilson abstained.

- **The Application for a site plan review of 128-130 Main Ave, LLC, P.O. Box 370707, Brooklyn, NY 11237, for a proposed 8,703 SF two story hardware store with a building footprint of approximately 4,994 SF, at the property located at 128/130 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID's#: 124.05-6-15.1 and 124.05-6-15.2.**

Andrew Gilcrest and Thomas Dingley. Mr. Gilcrest stated the site plan has been updated and now shows where outside storage will be. The site plans now identifies light poles. The lighting plan was reviewed and questions asked. Landscaping plan was added as well show greenspace too. The flood plain line and storm water were discussed with Laberge. Mr. Gilcrest stated he did discuss with the applicant the ideas of making the second floor residences however the applicant stated this will not fit with their building at this time. He is asking for action on the site plan tonight. Mr. Westfall stated that the additional overhang space is retail space and asked where the items will be stored. Mr. Dingley started it depends on what the merchandise is as to where it will be stored. The overhang has to be included in the square footage. The width of the overhang will be different on the side but no one had an exact figure. But to completely cover the concrete pad beneath it per Mr. Dingley which is a concrete sidewalk. The items under the overhang will be seasonal. Ms. Foley stated the footage is 1800 square feet of retail space. And the board is in agreement. Mr. Gilcrest stated it is not viewed as part of the building footprint according to code. Foley asked Westfall if the overhang is added will that affect parking spaces. He could not answer and wants to be sure so he will check. 58 is required and they have 63 spaces. Chairman Lacivita stated he would like to have the building department have some sort of control over that space for compliance issues. Chairman Lacivita also stated too much merchandise could cause a safety issue as well. The BD needs to determine how much of that space they can use and be able to enforce it. Put a line there and if merchandise is past the line the BD can enforce and ask it to be removed. A contingency would be on the application that they have to abide by what the building department decides. Mr. Gilcrest understands and agrees that this is a safety issue and they want to make sure safety is first. It will be addressed.

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Chairman Lacivita asked Mr. Westfall if he had any other items. He said it was discussed about landscaping and we need more details on the landscaping on the road side. Mr. Dingley stated they don't want to be locked in to the same landscaping plan year after year. They want to be able to change things out. They will be selling flowers and want to have them displayed at certain times. If it changes they need to advise the BD. Mr. Gilcrest agreed.

The merchandising area outside has to be established and approved by the BD per Chairman Lacivita. Signage will need a sign permit per Lacivita and they are aware. The application is complete and a short form and full eaf.

3 conditions: Landscaping plan is acceptable and changes go through BD. The merchandise area under the overhang must be reviewed by BD. Final Parking impact must be evaluated by the BD to ensure it complies.

Motion made for a SEQRA neg dec by Mr. Wilson and seconded by Mr. Ahern. All in favor.

Motion made for final approval with the three above conditions made by Mr. Wilson and seconded by Mr. Ahern. All in favor.

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

The name is now Ridge Creek Condominiums.

Mr. Costa stated they had a meeting with DOT regarding the potential of a turn lane. Traffic analysis determined it was not warranted and DOT agreed with that. They also change some design alignments to have an available right away.

Laberge Group did complete their review and the comments were discussed with Laberge and they are in the process of addressing those comments. Sidewalk will be built within the yield to right away. Sewer and water will have the capability to extend to serve other areas specifically the residents on Renshaw. The residents will be responsible for the connection if they desire. Storm water management issues: Mr. Costa stated they met with Mr. Westfall and Phil from Laberge on site. Mr. Costa showed where the portion of that area will be dedicated to the town to do some storm water mitigation in the future. The traffic mitigation fee will be based on a trailer light. Mr. Costa stated they are working out the fees with the BD and should know next month. (140 units)

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Chairman Lacivita stated he received the school district comments. The applicants will keep communications with the school district during the phases of the buildings. Wilson asked if it was discussed the amount of water leaving the site. Mr. Costa sowed on the map where that storm water will run through the site. A storm water management report was also prepared and reviewed by Laberge and they are responding to those comments. Mr. Wilson also asked if there is a second water supply and Mr. Costa stated that was discussed and showed what will be done. Mr. Westfall discussed the easement issues for the future.

Motion made to table until the July 22 meeting to allow applicant to complete and answer the other comments by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for a major subdivision of MJSR, Tech Valley Development LLC, P.O. Box 51, Poestenkill, NY 12140, for a major subdivision (the Gables at Mammoth Spring), of the property located at Mammoth Spring Road and Morner Road, in an AR district, having parcel ID#: 145.-10-13.12.**

This was done first. Shane Cahill spoke and requested that for the July meeting they want a public hearing then and have the board vote for a neg dec. The board is waiting on one item so that they can make a SEQRA determination next month.

Motion made to schedule public hearing for July 22 at 6:30pm by Ms. Foley and seconded by Mr. Wilson. All in favor.

- Business Meeting:
- Approval of last month's meeting minutes: Motion made to approve May meeting minutes by Mr. Ahern and seconded Ms. Foley. All in favor.
- **Discussion:** None
- Motion to Adjourn at 8:05pm made by Mr. Ahern and seconded by Mr. Wilson
- Next meeting date: July 22, 2019