

**Town of North Greenbush  
Planning Board  
2 Douglas Street, Wynantskill, NY 12198  
MEETING MINUTES  
May 18, 2020 at 6:30 pm**

**Attendance:** Mark Lacivita (Chairman), Mark Ahern, Dave Wilson, Mary Jude Foley, Richard Laberge, Eric Westfall (Town Engineer), Ian Silverman (Legal Counsel), Steve Kirk, Leanne Hanlon (Secretary), Michael Miner (Building Dept.).

Meeting was conducted via Zoom and at Town Hall with Board Members and applicants. Everything will be submitted online from now on. The meetings will be live streamed as well from now on per Chairman Lacivita.

**Public Hearings:**

- **The Site Plan Application of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a new site plan proposal, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.2-10. NO PUBLIC HEARINGS ARE BEING HEARD THIS EVENING. These are being rescheduled for June 8<sup>th</sup> at 6:30 pm.**

Steve Hart did update the application. ½ acre piece of land. He showed a map to board members. He did add landscaping in the front of the building to the map. Parking was reviewed but the primary concern is if they put the parking behind they entirely screen the salon building. DOT is looking to take about 3 feet from the front of this property per Mr. Hartt. They cannot push the bldg. up front. He also showed an aerial view of the property. This bldg. Will line up with the salon building. Mr. Noel is working with an architect to get a rendering.

Chairman Lacivita asked if this will meet the design guidelines and Mr. Miner stated it does. Ms. Foley asked where the second entrance would be but Mr. Noel is not sure if there will be two businesses there.

Mr. Miner stated they are still working with DOT about the storm water and told him to submit it to Eric Westfall.

Mr. Noel is going to spend his own money so there is not an exposed pond, to put tanks in the ground for storm water and runoff.

Ms. Foley asked about dumpster and he showed her where on the map. There will be block surrounding it with a fence. Snow storage will be pushed off to the sides in the woods. Ms. Foley is concerned and asked them not to push garbage back there.

Motion made to reschedule the public hearing for June 8<sup>th</sup> at 6:30 by Ms. Foley and seconded by Mr. Ahern. All in favor.

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- **The Site Plan Application of DF Acquisitions, III, LLC (Dave Mulinio), 27 Burton Lane, Albany, NY 12211, for the commercial development at the property located at 24 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1. NO PUBLIC HEARINGS ARE BEING HEARD THIS EVENING. These are being rescheduled for June 8<sup>th</sup> at 6:30 pm. Public Hearing notices will be placed in the newspaper when they can following the executive order. If a new executive order comes out before that things will change.**

Per Chairman Lacivita the fire district submitted comments that Mr. Luigi Palleschi ABD engineers did not receive. He does not need to comment on them tonight. Mr. Palleschi spoke about the application and showed the board a map of the project. He updated the site plan and this plan shows all the spots and doors etc. on the plan. The parking area changed a little. They are proposing 146 spaces. There is a delivery area in the back. The dumpster area is now larger and there is one drive thru on the south end of the building now. Sewer and water are connecting to Stacey Way. Access to the site will be to and from 16 North Greenbush. There will be an ATM kiosk. Mr. Luigi Palleschi also showed a rendering of the proposed building. Chairman Lacivita stated on of the same business for this has also proposed well care on the site on Thompson Court. Samaritan (St. Peters Urgent Care) is relocating into North Greenbush from the Price Chopper Plaza. Also an Albany Med health facility is proposed across from Cumberland Farms. This will cause a strain on the Ambulance. He is asking that they all sit down with the Ambulance Board to discuss this. Chairman Lacivita told Luigi Palleschi. to contact Chief of Operations Ryan French.

Dave Mulino and Luigi B. will discuss all of this with the health facilities and NG Ambulance. Ms. Foley asked what is the distance from RT. 4 to the entrance. She feels people will be coming in against traffic and stacking with Hudson Valley. Luigi Palleschi spoke to DOT about this already and they made a decision. Luigi feels the traffic can be controlled. Mr. Miner explained the issue. And Mr. Westfall explained on the map about the incoming traffic will have the right away so it doesn't stack onto Rt. 4. Mr. Wilson asked if there is going to be an area for emergency vehicles can "park" or make a pick up or transport. Luigi Palleschi will talk with the Ambulance and see if they want a designated spot. Mr. Miner asked if they submitted their storm water management and they did to the town and Mr. Miner asked him to submit to Mr. Laberge.

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Mr. Wilson asked about the 10,000 sq foot bldg. and how many businesses and Luigi B. said three with one being a bank. Mr. Miner recommended a designated spot in the storage bldg. so there is room for anyone who comes to store items. Mr. Wilson asked about the drive thru business, where will the cars in line be? They will be in the back of the building and they can be passed by another car as well. Chairman Lacivita asked that all the submissions be online to the special link.

Motion made to schedule a public hearing for June 8<sup>th</sup> at 7:00pm by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Presentations:**
- **The Minor Subdivision Application of Joseph G. Durivage, Sr., 12 Glenwood Road, Troy, NY 12180, for the two lot subdivision at 12 Glenwood Road, Troy, NY 12180, in a R1 district, having parcel ID#: 123.09-1-3.**

This is a two lot sib division with sewer and water already present. Steven Dickson presented the application.

This is an existing lot 59,000 sq feet and an existing house and the proposed hours 20,000. Mr. Durivage showed where the existing driveway is. Ms. Foley asked if someone was snowplowing they will be pushing it onto the other property. Mr. Westfall and Mr. Miner had no problem.

Motion made to schedule a public hearing on June 8<sup>th</sup> at 7:30pm and PB be lead agency by Mr. Wilson and seconded by Ms. Foley.

- **Old Business:**
- **The Site Plan Application of Michael Moscatiello, 99 North Greenbush Road, Troy, NY 12180, for a new site plan proposal, at the property located at 271 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID# 123.17-4-37.**

The first Public Hearing was scheduled and needs to be rescheduled per Mr. Miner.

Motion made to schedule public Hearing for June 8<sup>th</sup> at 7:30 by Ms. Foley and seconded by Mr. Kirk. All in favor.

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- **The Application of North Greenbush Builders, LLC, P.O. Box 540, Wynantskill, NY 12198, for a proposed 22 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 Hart discussed the application. Mild changes were made to the site plan. They discussed with the neighbors about installing fences behind the homes on Whiteview. They will tie into current sewers however they will put a grinder pump in to the intersection of Hidley Road. Neighbors can tie into that as well. They have met DOT onsite and reviews the drainage system. They are trying to eliminate the amount of drainage because there is already drainage issues there. Mr. Miner asked if the pipe running down Hidley can be looked at to accommodate. Ms. Foley asked about impact on the arborvitaes and it could but Laberge stated they could reconsider the direction of sewer. Chairman Lacivita is suggesting they report back.

There was a concern about when the traffic study will be done.

Mr. Miner is suggesting that they prepare a document with their responses to all the neighbors comments because there were a lot of comments. Mr. Miner will send them the comments. Mr. Mulino stated they are done cutting trees and the neighbors are happy about that. The Board is asking for their final version be added online.

Motion made to table this until June 8<sup>th</sup> by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **New Business: None**
- **Discussion: None**
- Business Meeting
- Approval of last month's meeting minutes: Motion made to approve by Mr. Kirk and seconded by Ms. Foley. All in favor.

Mr. Miner will work out the electronic submission with the applicants.

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The Gables: Mr. Silverman stated he spoke to the applicant this week and asked for a 30 day extension and he is good with that. This will be on the agenda June 8<sup>th</sup>.

Whiteview Road Condos. Mr. Miner stated they submitted a new plans from them and Rich Laberge has it. They were stalled because of their financial issues with the town. This will be on the June 22<sup>nd</sup> agenda

Oakridge: Mr. Miner has not heard from them. He will reach out to them to see if they want to withdraw.

Well now care on Thompson Court: Do they want to go back on the agenda. Mr. Miner stated yes. They will be put on the June 22<sup>nd</sup> agenda.

The board discussed time limits or expiration on applications because if it gets old things have changed with SEQRA and other bldg. completed in the area, etc. Mr. Laberge stated we are at that point with this town to do it.

- Motion to Adjourn at 8:15pm by Ms. Foley and seconded by Mr. Kirk. All in favor.
- Next meeting date: June 22, 2020

**We are planning to be open to the public for presentations and public hearings, but the agenda is subject to change based on guidance from the State.**