

Town of North Greenbush Planning Board

Meeting Minutes

September 28, 2020 at 6:30 pm

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that a Planning Board meeting will be held before the Planning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

Time & Place: September 28, 2020 beginning at 6:30 pm
VIA LIVE STREAM
www.townofng.com

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: building@townofng.com or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Planning Board public hearings and accept comments by email (preferred) or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Monday, September 28, 2020 beginning at 6:30 pm. The following cases/requests will be heard:

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk, Michael Miner, Eric Westfall (Town Engineer), Ian Silverman (counsel).

- **Public Hearings: None**
- **Presentation & Discussion:**
- **The minor subdivision application of William Kohler, 2 Kohler Way, Wynantskill, NY 12198 of the 7.44 acre parcel located on Kohler Way, having parcel ID#: 134.6-12-11.1 in an R1 district.**

Applicant's representative spoke about the application for Mr. Kohler. They want to subdivide the lot into single family lots (3.5 and 3.8 acres each). They plan to have a turnaround at the end and give that to the town. Mr. Miner stated the road is in decent condition but highway superintendent needs a turnaround. Public Water and sewer is planned for the lots.

Chairman Lacivita feels that when the fire department sees the plan they will want a fire hydrant installed there. There is a hydrant in the area but too far away. Applicant showed the board the plans for the site. They do not need a water district per Chairman Lacivita.

Lot 2 will be accessed through an easement from Lot 1. Mr. Miner stated there are no ZBA issues.

Motion made to make Planning Board lead agency and accept the preliminary plan and schedule hearing for October 26th by Ms. Foley and seconded by Mr. Wilson.

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- **The major subdivision application, lot line amendments and site plan application of D.F. Acquisitions III, LLC., 1 Coyote Lane, Troy, NY 12180, at the property located on NY Route 4, having parcel ID#'s: 123.-1-1.1 and 123.-1-3.111, within the 50 North Greenbush Road and Vicinity Planned Development District.**

There are two applications: one for a subdivision and one for a site plan.

Mr. Luigi Palleschi, ABD engineers presented the application. They reduced the number of units by 3 in the original site plan and relocated them to another area. They are not part of the subdivision per Mr. Miner.

Lot A broke ground today and has been previously approved. They want to sub divide Lot B and C. 11.81 acres will be affected. Lot B is 7.35 acres and Lot C is 3.5 acres. Lot D will be 1.93 acres.

Ms. Foley asked why are they dividing Lot C and Mr. Palleschi it is for business reasons and financial reasons.

Lot A is the new retail (Vandenburgh Square-2 acres under construction 24 NG road) Lot B townhouses 7.35 acres 64 units. Lot C was previously approved – 50 NG road .53 acres. Lot D is 1.93 acres – 48 NG road.

Mr. Palleschi said he will revise the map. Mr. Miner noted no variances are needed.

Motion made to make PB lead agency accept preliminary sub division plan and set Public hearing for October 26 by Ms. Foley and seconded by Mr. Wilson (subdivision). All in favor.

Site Plan – Mr. Palleschi discussed the townhouses and showed the board a map and some minor changes have been made. They created a buffer. They map also showed the bocce ball and recreation area and greenspace and pavilion on the map. This is behind Vandenburgh Square. An easement will be needed from National Grid per Mr. Palleschi. He also pointed out the emergency access road because they are required to have another exit/entrance. There will also be an HOA and they are responsible for improvements and maintenance of that road per Chairman Lacivita.

Some of the new proposed homes are in NG School District and some are in Troy School District. The line cuts through Stacey Way. Chairman Lacivita wants to make sure the new homeowners are aware of the two districts because the difference is a lot.

It needs to comply with the PDD. Detached garages and additional parking spaces. There will be 64 garages spaces and 95 outdoor spaces.

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Storm water plans: Mr. Palleschi showed the board on the map where the storm water will go in different areas. Mr. Miner asked that the plans be submitted to the lists on the application.

Dave Mulino stated they will not do any construction under the roundabout is completed.

Motion made to accept sketch plan, make PB lead agency and set public hearing for October 26th by Mr. Wilson and seconded by Ms. Foley. This will be two separate public hearings. All in favor.

- **Old Business:** Route 4 project was discussed. Mr. Miner stated the contract was awarded to Riffenburg Construction and the finish date is October 2021 however, the roundabout will be completed first. Sidewalks will also be installed.

Cooley Motors was issued an order to remedy per Mr. Miner. Loading and unloading in the roadway is not allowed and they have been doing that.

- **New Business:** None
- Business Meeting

Approval of last months meeting minutes: Motion made to approved August 2020 meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.

Motion to Adjourn at 7:25pm by Ms. Foley and seconded by Mr. Wilson.

- Next meeting date: October 26, 2020