

# Town of North Greenbush Planning Board

## Meeting Minutes February 22, 2021

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: February 22, 2021 beginning at 6:30 pm  
VIA LIVE STREAM

[www.townofng.com](http://www.townofng.com)

(Click on the top banner that says: Watch Town Meetings, then click on the Planning Board Meeting link)

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](mailto: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, February 22, 2021, 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

*This item has been removed from the agenda:*

- *The Site Plan Application of Amy Peters, 20 Willow Lane, Wynantskill, NY 12198, for modifications to existing site and change in use, at the property located at 148 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.13-1-3.*

### Presentation & Discussion:

- **The Minor Subdivision Application of Christopher & Polly Coyne, 4564 NY Route 43, Rensselaer, NY 12144, for a two lot subdivision, at the property located at 4564 NY Route 43, Rensselaer, NY 12144, in an AR district, having parcel ID#: 145-8-1.1.**

Kevin Flatley, 179 Manor Avenue, Cohoes NY 12047 spoke about the Coyne application. The Coyne would like to divide it into 2 lots. It will have public water and private sewer and the lot on rt. 43 has an existing home and private sewer system. They would also like to break off the northeast corner on lot one to access his property a little easier. There is also a 25 foot easement coming off the Coyne driveway. So the access to the other lot is off the existing driveway. Chairman Lacivita would like Mr. Silverman to look at the easement details and he will.

Motion made to accept the sketch plan, declare PB lead agency and schedule a public hearing for March 22 by Ms. Foley and seconded by Mr. Wilson. All in favor.

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- **The Site Plan Application of 128/130 Main Ave, LLC, P.O. Box 370707, Brooklyn, NY 11237, for the modification of the existing site plan of the property located at 115 Main Ave, for the purpose of allowing a hardware store use within the existing building, in a H (Hamlet) district, having parcel IDs#: 124.5-3-20.**

A meeting occurred between Chairman Lacivita and the BD staff a few days before this meeting to discuss and work out any suggestions and changes. Thomas Dingley spoke about the application. This plan was discussed and previously approved at another location.

Mr. Miner showed the site plans provided by Mr. Dingley to the board on the computer screens.

Mr. Dingley said there will be a water easement but will deal with those provisions when excavating that area in the front. There will be a center entrance in the front of the building.

The square footage for retail will be 9,000 but the building is 10,300 square feet. The 5,000 sq foot limitation has been grandfathered in for this building footprint.

DOT will need to issue a permit for curb cuts. They will go before the ZB to request a parking variance. They want to minimize any customer parking on Atlantic Avenue and guide the parking to the rear of the building.

Chairman Lacivita had some safety concerns with the side of the building closest to the Legion. There will be a garage door for loading and unloading on the side of the building closest to the Legion.

There will be an entrance in the rear of the building as well.

Miner stated there is a water main that goes along the front and on this property and an existing easement for that. The applicant came up with a design to comply with the design guidelines.

Mr. Dingley stated there are no intentions to do equipment rentals at this location. Also any small service repairs will be done at the Brunswick location. The equipment will be stored there no longer than a day before it is picked up and sent to Brunswick.

There will be no site approval across the street as originally planned per Mr. Dingley. He did say the owner can forfeit the hardware store usage that was previously approved.

3 variances : parking, Front setback variance, led sign approval per Mr. Miner. They will be going before the ZB for these.

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Chairman Lacivita asked that Mark Premo be advised and make suggestions and comments.

Mr. Dingley explained employee and handicapped parking on the drawing to the board.

The area will also be landscaped and they will be selling plantings and seasonal products as well.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing for March 22<sup>nd</sup> by Mr. Kirk and seconded by Mr. Wilson. All in favor.

#### **Old Business:**

- **The Request for a 90 Day Extension of Preliminary Plat Approval for 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.**

John Romeo spoke about the extension requested. All items were provided to the Health Department on 12/20/20. Additional water well testing needs to be done and they are in the process of getting Geo Science to sample wells. They would like to do one more sampling on some wells to get final approval. The septic's and the remaining wells have been signed off by the Health Department. They are working with Fred ? at the health department.

Our counsel has no issues. Motion made to allow the 90 day extension (expires May 24, 2021) requested by Mr. Wilson and seconded by Ms. Foley. All in favor.

#### **New Business: None**

- Business Meeting
- Approval of last month's meeting minutes: Motion made to approve January 2021 meeting minutes by Ms. Foley and Mr. Ahern. All in favor.

- Motion to Adjourn at 7:55pm by Ms. Foley and Mr. Kirk. All in favor.
- Next meeting date: March 22, 2021

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or [building@townofng.com](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view proposed plans.**