

Town of North Greenbush Planning Board

Meeting Minutes

May 24, 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: May 24, 2021 beginning at 6:30 pm

VIA LIVE STREAM

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 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, May 24, 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).

Request For An Extension:

- **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.**

Chairman Lacivita stated everyone has reviewed and has approved the plans and the extension for 90 days. Nothing has changed per Chairman Lacivita. County health department did comment and Chairman Lacivita read that. It will be filed and recorded.

Motion made to grant the extension by Mr. Kirk and seconded by Mr. Wilson. All in favor.

Public Hearings:

- **The Minor Subdivision Site Plan Application of Michael & Tina Walsh, 111 Sharpe Ave Extension, Wynantskill, NY 12198, for a two lot subdivision of the property located at 111 Sharpe Ave Extension, Wynantskill, NY 12198, in an R1 district, having parcel ID# 124.09-14-2.14.**

Justin Law spoke about the application. Little over two acres. Existing home in the front, water and sewer existing. Surveyor needs to show storm water retention from the water coming down the hill and he has indicated that on the sub division proposal per Chairman Lacivita. Eric Westfall needs to meet with Dave Dickinson to give specifics as to what that area would look like. Existing Home is .75 acres and new home to be built will be 1.76 acres.

Planning Board

Meeting Minutes

May 24, 2021

Page 2

Nothing from county per Mr. Miner.

No Public Comments received.

Motion made to close public hearing by Mr. Kirk and seconded by Ms. Foley.

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

Motion made to approve subdivision with condition that Eric Westfall reviews the storm water detail plan by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Application for Site Plan Approval of Joan Rapp and Michael Scott, for the approval of a new site plan establishing an Arts and Crafts venue, at the property located at 700 Bloomingrove Drive, Rensselaer, NY 12144, in a BN district, having parcel ID#: 145.-7-4.**

Joan Rapp spoke about the application for the public. She dropped off the curb cut application and the health department stated they need running water for the sink and portable bathrooms. The use is proposed for weekend craft fair. They will be putting down crusher run and white wash the house there and board up any windows that are currently not. It will not be a flea market atmosphere and no food. It will only be done on the weekends. 15-20 vendors and they will park where they are set up and not in the designated customer parking. Hours will be 10am-5pm Saturday and Sunday ending late September.

Ms. Foley stated that she doesn't see how she can fit all those vendors and their vehicles. Mr. Miner suggested maybe she can have the vendors park somewhere else and doesn't want to use the customer parking. Ms. Foley also asked about fill and if they plan on a retaining wall. Mr. Scott stated they will grade and taper it. Mr. Miner and Mr. Westfall said they will meet on the site to go over these things. They will put signs up so people don't park on Washington Ave. Eliminate access on Bloomingrove Drive. Also a barrier so people do not pull off parking spots and a plan that shows more detail, shows grading, reconfigure parking and vendor booths where the board discussed. Chairman Lacivita stated there are too many loose ends. They need to show on the sketch. Chairman Lacivita would like the BD to determine parking. All issues discussed this evening need to be on the plan. Reasonable type of marking and rope needs to show on the plan, entrance signs, vendor parking. The board needs to see a more defined plan. Mr. Miner stated we are still waiting for the county response. Also they need to schedule a meeting with Mr. Miner and Mr. Westfall to meet on site with them. If they meet with the building department they will know exactly what they need to do on the plan.

Comments were read by Chairman Lacivita.

Planning Board

Meeting Minutes

May 24, 2021

Page 3

Motion made to table until applicant completes the items on the plan above and meets with the BD by Mr. Wilson and seconded by Ms. Foley. All in favor. The public hearing is tabled also.

- **The Modification of Site Plan Approval of DF Acquisitions, 1 Coyote Lane, Wynantskill, NY 12198, for the modification of the approved use of 30 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1.**

Mr. Mulino would like to have a public hearing because he stated he wanted to make sure he is not doing anything wrong as far as these changes to storage etc. Anomie would like to use the end cap.

Mr. Mulino is asking for a change in that use. No impact on vehicles coming and going or traffic.

1100 sq feet Anomie

1900 for 4 tenants for storage

1600 rape crisis

1100 square feet Mr. Mulino office

150 square feet Utility Room

Mr. Miner stated that during the approvals this was discussed as storage and things have slightly changed. Ms. Foley stated there needs to be handicapped parking placed there. Mr. Mulino stated tomorrow they will be striping for handicap access and by the end of the week, a ramp will be installed.

Public Hearing opened:

Written comments were received and read by Chairman Lacivita.

Question about the Stop sign and Mr. Mulino will take care of that.

PPD approved certain amount of parking and now that some of the space is not storage but office space it does not violate the PPD per Mr. Miner.

Mr. Westfall stated that the residents of Stacy Way were asked to put their concerns in writing and it is in process and in early stages of being addressed. However, Mr. Mulino

did speak about the fence issue and hydro seed timeline. It will be done the beginning of next week and he is doing it on his own money.

Mr. Mulino noted that he intends to support the residents of Stacy Way.

Planning Board

Meeting Minutes

May 24, 2021

Page 4

Motion made to close public hearing by Mr. Wilson and seconded by Ms. Foley. All in favor.

Motion made for a neg dec by Mr. Kirk and seconded by Ms. Foley

Motion made to approve site plan modification by Ms. Foley and seconded by Mr. Wilson. All in favor

Presentation & Discussion:

- **The Minor Subdivision Site Plan Application of Nicholas Testo, 123 West Sand Lake Road, Wynantskill, NY 12198, for a two lot subdivision of the property located at 123 West Sand Lake Road, Wynantskill, NY 12198, in an R2 district, having parcel ID#: 124.-5-7.1.**

Mr. Miner showed the sketch plan on the screen. The existing house in the front is Mr. Testo's home. There is a proposed Lot #2 of $\frac{3}{4}$ acre. 20,000 front, 32,000 in rear. Applicant would like both sewer and water. Town Code requires direct frontage to any lot per Mr. Miner. There is a barn that will be taken down.

He is proposing an easement to the new driveway. Driveway must be 24 feet width and 100 foot hammerhead, 60 feet width and does not meet the qualifications per Ms. Foley and he will also need an easement for the third property and does not meet the state fire code. He will need 20 feet of road that will need to hold 75,000 pounds. Mr. Testo is in agreement. Mr. Testo provided an updated map. The proposed driveway will be changed to meet the fire code. Chairman Lacivita said the driveway is so close to the garage but as long as the easement is on the property line. He will meet with the BD to discuss the other details as suggested per Chairman Lacivita.

Motion made to table until June meeting to give applicant time to gather more information by Ms. Foley and Mr. Wilson. All in favor.

Tabled For Further Discussion

- **Referral from the Town Board – The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.**

Mr. Costa discussed the application. They have meet with the BD. Mr. Costa showed the board a map of the proposed development. In December 2019 they discussed this with the board. Since then there have been changes due to responses from comments.

Planning Board

Meeting Minutes

May 24, 2021

Page 5

There are 140 units. He made changes from the boards comments as well. Regrading was also done per Mr. Costa.

Mr. Costa stated there are approximately 35 spaces. The site will have water and sewer.

Sidewalks and parking with be under the control of the HOA. Mr. Costa submitted a letter to the town board to make that a town road. Is there an erosion issue? Mr. Costa stated a determination will be made and will the normal flow of the stream be stabilized?

The property line now has been lined with arborvitaes.

Conditions: sewer extension, town roads approved by town board, accommodations for additional water and sewer, easements as discussed, valves and cubs as discussed, fire district and fire marshal will need to see the changes and they need to meet with them, army corps permit, sign permit, PD speed sign as agreed upon with the Police Chief, sidewalks to be maintained internally (HOA), HOA agreement must be review by Town counsel, greenspace fee \$600/unit, traffic mitigation \$1,000/unit, all necessary permitting, site plan must have a stamp and signature.

There is also a landscape plan for each of the units. Evergreens and arborvitae. The remainder of the woods will remain.

- **Referral from the Town Board – The Forrest Ridge, 240 West Sand Lake Road, Wynantskill, NY 12198, Forest Ridge, LLC, c/o Mark Van Vleck, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property approximately 66 acres, having parcel ID#: 135.-2-7.1.**

Mr. Miner had discussion with the applicants. They are asking for an additional 45 day extension.

Motion made by Mr. Wilson to extend and seconded by Ms. Foley. All in favor.

Old Business:

- **The Application of Whiteview Development, LLC, P.O. Box 38171, Albany, NY 12203, for a 156 unit condominium development (Ridge Creek Condos), proposed at the property located on Whiteview Road, having parcel ID#: 123.12-1-1, in an R3 zoning district.**
- They are working with FEMA regarding food insurance etc. Elevations are also being worked on. Crafting of the recommendations will be done in June.

Motion made to extend an additional 45 from the end date of the first 35 days by Mr. Wilson and seconded by Ms. Foley.

Planning Board

Meeting Minutes

May 24, 2021

Page 6

New Business: None

- Business Meeting
- Approval of last month's meeting minutes – Motion made to approve March and April 2021 meeting minutes by Ms. Foley and seconded by Mr. Ahern. All in favor.
- Motion to Adjourn at 9:10pm by Mr. Wilson and seconded by Mr. Ahern.
- Next meeting date: June 28, 2021

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