

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
June 28, 2021 at 6:30 pm

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:

- **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. Testo provided a map for the board members to review. Front and back lot both meet the minimum square footage requirements per Mr. Testo. He was told his roadway was good to go.

Mr. Miner noted that it is a requirement that a lot have access to a public street. There is also a shared driveway for the current and proposed homes. He did note the existing home is two family.

Mr. Miner stated there is water available for the new lot and private septic. If this moves forward Mr. Miner stated the condition would be for both homes to connect to sewer district.

342 from 150 to back corner of property line on left side per Mr. Miner.

Chairman Lacivita asked about the driveway being close to the existing garage and Mr. Miner stated it does not obstruct it. He also noted that if the driveway is longer than 350 long to the public road there will be a new set of requirements when he applies for his building permit.

Ms. Foley does not feel the driveway is wide enough and she feels it is a safety concern.

Public Hearing opened:

No one wishing to speak and no comments received.

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

Condition: Sewer and water for both houses and obstruction fence barrier between driveway and north side of Lot 1.

Motion made to approve with conditions above by Mr. Wilson and seconded by Ms. Foley. 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.**

Chairman Lacivita stated we have not received the requested information.

Public Hearing opened:

Andrew Mair read his previously submitted comment. He stated the lot itself is sunken and if fill is used will make it difficult for vehicles. Parking for customers who park in the CDTA pick up will need to walk across Bloomingrove and walking across the street which is dangerous as there are no sidewalks. The house on the site is in extremely poor condition. An attractive nuisance for teenagers and he feels the home should be demolished and feels the application should be denied.

Kathy Allen: She echoes what Mr. Mair stated and there is a safety issue for pedestrians. She is concerned that there may be auto/pedestrian accidents.

Lisa Ribeiro on Washington Avenue sent written comments to the board which Chairman Lacivita read.

Motion made to remove the application from the agenda and it can be brought back before the board and put back on the agenda once the applicant provides a proper site plan by Ms. Foley and seconded by Mr. Kirk.

• **Presentations:**

- **The Application for Site Plan Approval of Finelli Development Corp. (John Finelli) 359 Broadway, Troy, NY 12180, for the approval of the redevelopment of the properties known as 9 Glenmore Road & 76 North Greenbush Road, in a BG district, having parcel ID#'s: 123.09-2-25 & 123.09-2-6.**

Mr. Vianckint representing Mr. Finelli. He spoke about the existing building with parking on the corner site and the home and garage next to that on Glenmore. He would like to tear down the home and garage and combine the two properties. 5700 square feet. The building and façade will be updated. It is planned that there will be three tenants in the new building. They do not have tenants yet. He spoke with DOT on the design of the entrances. Access to the site will be on Glenmore Road.

Parking will be in the front and the back and the existing lot will be extended (42 parking and 12 drive up spaces). He stated they will need some variances from ZBA for parking and set backs. Mr. Vianckint showed where storm water will run as well.

The drawing, explained by Mr. Vianckint showed storm water management which will be onsite. There may be a dog day care that he showed on the map but it may not be there. Signage-there will be a free-standing sign that Mr. Vianckint showed the board on the map but he will go into more detail with the signage for the ZB. He will place that on the site plan.

Proposed greenspace will be 23%. Mr. Miner will check on that for the minimum greenspace for code requirement. He was asked by Mr. Miner to show the Glenmore Road entrance to his site and how far adjacent it is from the Stewarts entrance.

Ms. Foley stated this site would be more suited as a bank and not fast food and car stacking with fast food will interfere with the entrance to the site. Chairman Lacivita has concerns about vehicle stacking at the proposed drive thru because of the bus, tractor trailer and vehicle traffic on Glenmore.

There is a portion (lot) in the front of the site that is an unusable lot per Mr. Miner and they tried to purchase it as well. Mr. Miner also asked for more information on the proposed tenants would help tremendously for planning purposes. It looks as if customers will have to walk through the drive thru lane.

Motion made to table until next month to give applicant additional time to update site plan and handle the board suggestions by Ms. Foley and seconded by 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. Miner received a revised plan but Mr. Costa is not present. He has not had the opportunity to review it yet. They were given 45 days to make revisions.

Kathy Allen was present to make comments. She is concerned about the number of units and homes coming into town and it is effecting the Ambulance service for the town. She is asking to keep in mind

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how the ambulance can access these areas. She noted that there is a senior housing in the town and their stretcher cannot fit in the elevator. Please keep this mind during the sketch plan and site plan phases to ensure emergency equipment can fit on an elevator to get to the second level. She also asked if the town board for financial assistance to grow so they can continue to support the town. Chairman Lacivita stated they will keep these in mind but the Ambulance can also comment and review plans prior and make comments.

This will be extended to September 15th. Mr. Miner will let the town board know.

Motion made to extend the report period to the town board by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **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.**

This was not reviewed?

Old Business: None

New Business: None

- Business Meeting
- Approval of last month's meeting minutes- motion made to approve May 2021 meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn – Motion made to adjourn at 8:00pm by Mr. Ahern and seconded by Ms. Foley.
- Next meeting date: July 26, 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.**