

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
July 26, 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: None

- **Presentations: None**

Tabled For Further Discussion

- **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.**

This was before the board last month. John Hitchcock representing Finelli. There will be an addition to the building. They were also before the ZBA. They made a change so they need to go before Zoning again. They added an additional 14 spaces with the changes. Concern of pedestrian traffic to come in the front door and the architect switched the layout and there is now a new entrance by the Southside parking lot. The crosswalk will be painted red and have proper signage. There is now an island at the northeast end of the building and trees and shrubbery around the dumpster. These are all changes since last month as recommendations. There will be a monument sign on the corner and they will add that to their variance application with ZB.

Ms. Foley feels 12 waiting spaces is wishful because people will ignore the signage. She is concerned also that the menu board has the crosswalk right there and that is dangerous. She said they have 14 parking spaces for 3 businesses. Chairman Lacivita will speak with Chief Kevern to refer to the safety issues so he can have his comments for the public hearing. The menu sign has to be shifted back. He agreed. There was a discussion about it being a coffee shop café but they stated it is not Starbucks.

Chairman Lacivita is asking Mr. Finelli to get a report from one of the other stores regarding traffic flow, etc. He will get that to the board as soon as he can. The fence around the dumpster will be PVC and not chain link. Mr. Finelli will drop off a color version to the Police Station.

Motion made to accept sketch plan, declare PB lead agency and schedule public hearing for August 23 by Mr. Kirk and seconded by Mr. Wilson. All in favor.

- **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.**

Concerns on location and flood plain. Mr. Miner said all of it is not in the flood plain but it has not been moved toward West Sand Lake Averill Park area. The day after the flood Mr. Miner did look at this site and there was no flooding. Flood plain and density need to be looked at as well as the effect on the school district. Per Eric Westfall the applicant is revising many things. The applicant has been asked to look at the PDD requirements and try to conform with them. Per Mr. Miner.

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

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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 is in the AP school district but they don't usually comment. We had 45 days to make recommendations and that has been extended twice per Mr. Miner. However, it was extended to September 15th last month. They need to make a request to the town board and if not we will have to close this application before the board. If they want to extend it past the Sept 15 the applicant has to provide this board a written request at the August 23 meeting.

Added to agenda - 490 North Greenbush Road Site Plan: Scott? Applicant has an approved site plan for a retail building. Since then they have acquired additional property and added 14 additional parking to make it 44 spaces. 2 story. A restaurant golf simulator vendor is interested in the building. They will be in the basement of the building. Bar/seating area to hang out and some outside seating. He is shrinking the building 15 feet off the north end and added 40 more feet from Regeneron to the north to add another lane of travel. He gave Mr. Miner some samples of other similar vendors for parking and customers. Mr. Miner met with the potential owners as well. Scott does not know the hours of operation at this time. Per Scott there will be a deck for seating outside which is on the site plan. There are two bars. This will be an upscale establishment. Mr. Miner suggested scheduling a public hearing to be clear.

Motion made to accept the revised sketch plan and schedule a public hearing for August 23rd by Ms. Foley and seconded by Mr. Wilson. All in favor.

Chairman Lacivita stated Mr. Anger and Mr. Mair sent in written comments that will be entered into the record.

Old Business: None

New Business: None

- Business Meeting
- Approval of last month's meeting minutes – Motion made to approve June 2021 meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor. Morgan Roofman correspondence to the board that they are working on the Quakenderry PDD project. They met with the BD and Chairman attended.

Meadows: received numerous comments and complaints from a residence on Glenmore Road. Complaining about the working hours at the site. PDD as approved by the board has restrictions but Miner stated they are working with that. Mr. Roofman also sent a video. It is not the PB that has to deal with this it is the BD. They need to come before this board for Phase III approval. Mr. Westfall said he emailed them and said they will be getting a letter stating that the next instance will result in a stop work order.

- Motion to Adjourn at 7:45pm by Mr. Ahern and seconded by Mr. Wilson.
- Next meeting date: August 23, 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.**