

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

October 25, 2021 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).

- **Request to amend the approval resolution: Ridge Creek Village**

Made at the request of the applicant. (Whiteview Road). The original request was to have the internal roadway taken over by the town. The BD, Town Supervisor, PB Chairman and applicant met and it was decided the town was not accepting the road. It will not be a town road. Andrew Brick the project attorney spoke. He is asking that the condition be removed so the plans can be signed which is condition #2. The water and sewer infrastructure as defined will be dedicated to the town and it is Mr. Bricks understanding that that will occur. Any future road connection to the town property will be discussed. The town will have access for emergency vehicles but there will be no public access.

Motion made to accept resolution by Mr. Wilson and seconded by Mr. Kirk. All in favor.

Public Hearings: None

Presentations:

- **The Site Plan Application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the vacant property located at 325 North Greenbush Road (Route 4), Troy, NY 12180, having parcel ID#: 134.1-4.4 located in a BG (General Business) district.**

Steve Hartt with Hartt Engineering spoke about the application. He provided the board with maps of the area. He showed, on the map, where the town sewer extension is and that they will ask to tie into that. Water District 12. Parcel is 1.1 acres. It is planned to be a specialty retail building 10,000 sq. feet. Parking will be in the front (56 spaces). They will need a sewer district extension. They will need some variances and setbacks with ZB as well per Mr. Hartt.

They have no clients for the future building at this time. Mr. Hartt stated they could meet setbacks if required parking was reduced. That will also lead to more greenspace. It will most likely required SWPPP per Mr. Hartt.

Motion made to accept sketch plan, PB as lead agency and schedule public hearing November 22 by Mr. Wilson and seconded by Mr. Kirk. 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.**

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This has been before the board and discussed in length several times before. There have been numerous meetings with the town supervisor, PB Chairman and BD. Mr. Miner stated that some buildings are in the flood plain so they have moved those out of the flood plain. They have modified the plan to condos and apartments. The original number of units remains the same per Chairman Lacivita. They are verifying how many homes and twin homes can be built there. They will be on the agenda for the November 22nd meeting.

Motion made to table to Nov. 22 by Mr. Kirk and seconded by Mr. Wilson.

- **Referral from the Town Board – The Forrest Ridge, 240 West Sand Lake Road, Wynantksill, 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 will be tabled until November 22nd per Chairman Lacivita. Per Mr. Miner there will be some changes to the site plan. Chairman Lacivita asked if they can present before the town board before the 22nd. Mr. Miner will check.

Motion made to table to Nov. 22 by Mr. Kirk and seconded by Mr. Wilson.

- Chairman Lacivita stated that the project at the old On Call was discussed regarding access to Glenmore Road. DOT stated that the road cut is no longer valid and they will need to submit a new highway application. (Right in exit southbound) will not be allowed with DOT. The applicant will need to change their inbound traffic flow. The approval is now not valid because they cannot do right turn in. The plan has to be resubmitted or work something out with DOT.

Old Business: None

New Business: None

- Business Meeting
Approval of last month's meeting minutes- Motion made to approve September 2021 meeting minutes by Mr. Ahern and seconded by Mr. Kirk. All in favor.

Motion to Adjourn at 7:13pm by Mr. Ahern and Mr. Wilson. All in favor.

Next meeting date: November 22, 2021

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional in-

formation 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.**