

# **Town of North Greenbush Planning Board**

**2 Douglas Street, Wynantskill, NY 12198**

**Meeting Minutes**

**October 24, 2022 6:30 pm**

Attendance: Mary Jude Foley-absent, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk, Eric Westfall (Town Engineer), Michael Miner-Building Department, Ian Silverman (counsel).

## **Public Hearings:**

- **The Application for a minor subdivision of William Cytrynak, 381 Lee Road 536, Smith Station, Al, 36877, for the purpose of approving a two lot subdivision of the property known as 167 Peck Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-29.1.**

Kevin McGrath presented the application to the board on behalf of Mr. Cytrynak.

Occupant passed away last year. His brother would like to divide the property and there is interest with two purchasers. 56 acres and 49 acres parcels. There is a vacant structure on one of the parcels and Chairman asked when it would be removed. There is no timeline per Mr. McGrath. It was noted that that parcel is a mess and to put in writing to the BD when they plan to remove some of the eyesores on the property.

Public Hearing Opened:

Mr. Tom Hartt is a cousin of the owner. He asked about the 11 acres in Sand Lake. Mr. McGrath stated that is included in the parcel purchases. Chairman stated WSL will get a letter under the coordinated review.

He also asked about the house side of the property is there another entrance. Mr. McGrath stated there is frontage on Merryview and you can come in that way.

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

SEQRA: completed part 1

Part 2 was reviewed.

Motion made for a neg dec by Mr. Wilson and seconded by Mr. Ahern. All in favor.

Motion made to approve as presented by Mr. Wilson and seconded by Mr. Kirk. All in favor.

**Presentations:** None

**Old Business/Tabled Discussion:** None

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Business Meeting – Enzien Car Wash: Applicant has requested a minor site plan modification to add more vacuum stalls behind the building along with access card readers. Mr. Westfall presented this to the board. Mr. Westfall listed the conditions for this to include a formal site plan, SWIP, restore any area that is dug up, repaint the stain area on some of the building, handicap striping on the side of the building, Knox box, adding green space. Mr. Westfall stated this can be approved but the approval will not be finalized until the conditions are complete. Larger trucks will need to come in from Agway drive and make the roadway 15 feet wide for emergency vehicles.

Motion made to approve minor site plan revisions by Mr. Wilson and seconded by Mr. Kirk. All in favor.

- Approval of last month's meeting minutes – motion made to approve September meeting minutes by Mr. Ahern and seconded by Mr. Kirk. All in favor.
- Motion to Adjourn at 7:10pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: November 28, 2022

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 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 the application(s).**