

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Draft Meeting Minutes**  
**June 26, 2023- 6:30 pm**

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

**The Site Plan Application of Finelli Development Corporation (John Finelli), 359 Broadway, Troy, NY 12180, for the purpose of redeveloping & combining the properties known as 11 Glenmore Rd & 76 North Greenbush Rd; convert the existing single family dwelling at 11 Glenmore Rd into commercial space, construct a 3,200 SF commercial building with a drive thru, at the proposed address of 78 North Greenbush Rd & site plan modifications to ingress and egress on North Greenbush Rd, in a BG district, having parcel ID's: 123.09-2-4 & 123.09-2-6 respectively.**

Motion made to table Glenmore Road Application by Ms. Foley and seconded by Mr. Kirk. All in favor.

**Robert C. Parker School located at 4254 NY-43, Wynantskill, NY 12198, for the purpose of installing a 30ft diameter portable circular tent (yurt) on the existing campus, in an AR district, having parcel ID: 145.-10-7.21.**

Per Eric the school is looking to have a yurt installed and they will get permits through the building department. Jennifer Gresson head of school, 77 acres. She explained the programming the schools does. They need the yurt for over flow (covered tent). It will have electrical and wifi and will be inspected properly and will not be seen from the road.

Chairman Lacivita asked if this will affect the site plan and does the board have to do a full review? Ms. Foley asked about the tent roof in the winter. Eric Westfield stated they are good structurally sound buildings. Ms. Gresson explained she has done research on this and they are sturdy and fully insulated. It will not be a permanent classroom and just an overflow. Use for retreats and activities. They would need to use the building restroom as there are no restrooms in the yurt. It will not be fenced in and no neighbors are nearby. They have cameras for security and the building would be locked.

The board has decided to approve a resolution.

The PB will issue a resolution and will need no further review with this board and BD will take care of all permits and inspections by Mr. Kirk and Mr. Wilson. All in favor.

**The Application for a minor subdivision of Brian Foust, 60 Bloomingrove Drive, Troy, NY 12180, for the purpose of approving a 3-lot subdivision of the property located at 60 Bloomingrove Drive, Troy, NY 12180, in an R1 & R3, having parcel ID: 123.-1-15.**

This was reviewed last month and tabled for the county highway to review. Mr. Premo has no concerns per Chairman. Chairman said Mr. Premo was very clear that nothing more needs to be done but the driveways will need to be graded properly with drainage per Chairman Lacivita. ZB approved the set back.

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Motion made for a SEQRA Neg dec by Mr. Kirk and seconded by Ms. Foley. All in favor. inspected by the BD per Chairman.

Motion made to approve with condition above by Mr. Wilson and seconded by Ms. Foley. All in favor.

**Pheasant Lane Major Subdivision – An updated map has been submitted and shows the relocation of the SWPPP pond on lot 20 to behind lots 18 and 19. The pond on lot 14 will remain in the same location. The lots at the end of Meadowlark each will have their own Rain Gardens.**

Mr. Steve Hartt Presented the application and included a revised and updated ma which shows the relocation of the SWPPP pond on Lot 20 to behind lots 18 and 19. They are trying to make each pond on their own lot. They also showed the clearing limits on the new map. They are extending the existing water line and sewers will be extended. Mr. Wilson asked if the entire complex will be HOA and Mr. Hartt feels they will be, and the existing homes will not be part of that. Rain gardens – need to be maintained and part of the HOA. Counsel needs to review this. Something will be put in the deeds per Chairman. Access to town lads: not part of this project per Mr. Hartt. Right now access to those areas is not shown. Supervisor Bott is asking about this and wants that accessible to the ton. Eric W and Eric C. will look into this. Mr. Hartt will follow up with Supervisor Bott. All questions from the public hearing have been taken care of per Chairman Lacivita.

Mr. Hartt will get back with both Westfall and Cioffi about this.

Motion made to table by Ms. Foley and seconded by Mr. Wilson and no date to come before the board again.

Motion made to approve May 2023 meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.

Chic-fil-A has met with town and PD for the first time. They will meet again and reach out to other PD agencies and everyone is aware per Chairman Lacivita. They have projected the busy traffic as well. The intersection cannot be infiltrated.

Motion made to adjourn at 7:08pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.

**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).**