

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

September 25, 2023 - 6:30 pm

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk (absent) will be resigning, Eric Westfall (Town Engineer), Ian Silverman (counsel).

Public Hearings: None

Presentations:

- **The Site Plan Application of North Greenbush Fire District #1, 350 North Greenbush Road, Troy, NY 12180, for the purpose of constructing an addition & repairs/redesign to the storm water management system to the existing Wynantskill Fire Station, at the property located at 511 Church Street, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#'s: 124.6-8-3, 124.6-8-4, 124.6-8-9.2 & 124.6-8-6.1.**

Ed Anker representing the Wynantskill FD in their renovations. He said there was an updated survey that he provided. The new bunkhouse infringes the setback requirements. It is 15.5 feet over the requirements. All the paving will be reconstructed. The members room will be renovated/kitchen space/etc. is part of the renovation. Chairman stated ZBA will need to look at the setbacks and they will need to complete an application before Wednesday. Mr. Anker will get that completed tomorrow. Storm water management was reviewed by Mr. Westfall and he does not see any issues.

The fuel storage shed will be moved in so it does not infringe on the setback and the concrete will be increased per the plan. Per Chairman it does not look like any substantial renovations will be done to the outside of the building with the exception of the addition. Chairman would like them to follow the design guidelines because it can be seen on Main Avenue. ZBA and town engineer need to ok some items. The new addition will be 620 sq feet. Mr. Anchor spoke about the upgrading of the current generator system. Chairman Lacivita noted that he and Mr. Wilson are on FD boards and Mr. Silverman noted there is no conflict of interest.

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

Discussion:

- **Applicant Jacquelyn Evenhouse, 28 A Collegeview Drive, Loudonville, NY 12211, for the purpose of operating a cannabis dispensary located at 716 Bloomingrove Drive, Rensselaer, NY 12144, in a BN zone, having parcel ID#: 144.2-4-1.**

Jackie Evenhouse and Tony Delano Capital Architecture spoke about the project. It is an old

**Planning Board
Meeting Minutes
September 25, 2023
Page 2**

schoolhouse. One way in one way out. Expand to a 20 car parking lot along with an addition on the rear. A white fence along the front will be installed to screen the building, cars and customers. Mr. Delano explained that only a certain amount of people allowed in the building at a certain time. People will be waiting outside in the rear to get in. There will be handicap accessible areas. The town does not want a speed bump but they would like to install something to prevent speeding. Chairman Lacivita asked that they review the design guidelines and Ms. Evenhouse wants to keep the integrity of the old school. She stated she can legally have 30 people in the waiting area but their proposed waiting area will not hold that many.

Hours of operation: 9am-10pm most likely and 7 days per week per Ms. Evenhouse. There will be a security guard at the back door and will direct people so there is no car staking. She has visited other dispensaries in the area. She also will offer delivery services. Chairman Lacivita would like the BD to include the town historian and sit down with the police chief as well. He also suggestion talking with Stewarts about this. They have already spoken to CDTA per Mr. Delano. PB would like to see the formal communication between these entities. They will also talk with the ZB about signage. They will also meet with the building department with other concerns and questions and possible sidewalk to get into the building in the rear. Mr. Silverman asked if she has a license and she stated she does.

- Business Meeting
- Approval of July meeting minutes: Motion made to approve July meeting minutes (no August meeting) by Mr. Ahern and seconded by Ms. Foley. All in favor.
- Chairman added an item about an email by Kelley Hoffman – concerns about the Bloominggrove and Winter Street intersection and speeding on Bloominggrove Drive. Chairman stated if a meeting is scheduled the PB will attend.
- Motion to Adjourn: Motion made to adjourn at 7:25pm by Mr. Ahern and seconded by Mr. Wilson.
- Next meeting date: October 23, 2023

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 . **Please see the Planning Board page on the Town's website to view the application(s).**