

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
March 25, 2024 - 6:30 pm

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Greg DeJulio, Eric Westfall (Town Engineer), Phil Danaher (counsel).

Public Hearing(s):

- **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.**

John Hitchcock, Engineer gave a brief explanation of the project for the public hearing. The single-family home will be converted to 1000 sq feet of commercial space. The plan is a restaurant with a drive thru. Closing off right in. This will allow for a full access driveway. Water and sewer are already on the site.

Chief Keevern PD Comments were read by the applicant, and they presented a different scenario due to the Chief's comments. The cross-walk issue has also been resolved.

Currently there are no parking issues in the front of the site.

Ms. Foley asked if there was still a spot opened and Mr. Hitchcock stated there is but they do not have a tenant currently.

DOT ready received that was read into the record. Mr. Hitchcock also received a copy.

The FD stated they have not received anything new on this project.

Brian McCrae spoke for the FD. They are concerned about the traffic in that area.

No comments from Rensselaer County per Chairman Lacivita.

It was noted that a traffic study was not done once the circle got up and running.

It was noted by Chairman Lacivita that there is planned projects in the area that will add to traffic. The board just wants to know what impact this project will have on traffic. Mr. Hitchcock stated they are still pursuing a fast food restaurant chain.

No one wishing to speak public comments.

Motion made to close public hearing by DeJulio and Foley. All in favor.

Mr. Hitchcock will have a traffic plan for the next meeting.

Tabled until April 22, 2024.

Presentation(s):

- **Lasalle Institute located at 174 Williams Road, North Greenbush, NY 12180, for the purpose of constructing a softball field on the existing campus at the corner of Williams Road and North Greenbush Road, in a R3 district, having parcel ID#: 123.-2-2.1.**

Mr. Brennan, Chairman of LaSalle Institute Board spoke about this project. He presented a rendering of the proposed softball field.

Brian Gross was also present. Kevin Galuski, Athletic Director was also present. This project was brought before the town board last week per Mr. Brennan. It was a practice field for the football team that they are re-purposing for a female softball field.

The design will be similar to the HVCC softball Field. Appropriate fencing and netting will be installed. No lighting is proposed at this time. They will have some removable bleachers and dug outs for the players. The outfield fence will be removable.

No storm water infrastructure but there is already drainage in that area per Mr. Brennan.

After a full review, Mr. Danaher stated they may not need a site plan.

Mr. Westfall said at this time no application has been filed. This is just for informational purposes only.

Ms. Foley asked where is the overflow parking going to be with the added vehicles for this field. Mr. Brennan stated they have an agreement with St. Michaels to park there when the church is not operating. He did say they have adequate parking on site as well. Mr. Brennan did suggest striping across the street for patrons to walk across from St. Michaels and even a solar powered light when people are trying to cross.

Mr. Wilson noted that there is no more parking in the street for football games like there was before.

Mr. DeJulio had a concern about foul balls going onto Williams Road. Mr. Brennan stated they will have sufficient netting to avoid that.

Motion made that there is no site plan review needed and the BD will deal with it by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

- **The Site Plan Application of Ariel Saati, 28 Buckbee Road, Troy, NY 12180, for the purpose of converting a medical office to a full-service restaurant located at 27 West Sand Lake Road, Wynantskill, NY 12198, in a H district, having parcel ID#: 124.10-20-1.**

Mr. Saati spoke about the project and handed out information to the board. They would like to convert this office building into a restaurant. They have been looking to open something in this area. They would like to purchase the property as long as they can convert it.

Hours of Operation: Tuesday-Sunday for Breakfast Lunch and Dinner.

**Planning Board
Meeting Minutes
March 25, 2024
Page 3**

The Police Chief provided a comment which was read into the record. Asked about the second entrance close to Sharp Avenue. The grassy area will be an extension of the parking lot to create more spaces.

3100 square feet building. 42 spots would be required per Mr. Cioffi. They are proposing 35 spots so they would need to go before Zoning for a parking variance per Mr. Cioffi.

No bar per Mr. Saati, family restaurant only.

Mr. Westfall will go over the storm water implications with Mr. Saati.

Motion made to accept the sketch plan, make PB lead agency and schedule public hearing for April 22 by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Old Business/Discussion(s):

- **The Application for a major subdivision of Cape Enterprises HV, LLC, 89 Macha Lane, Wynantskill, NY 12198, for the purpose of approving a 50-lot twin home subdivision, located on an 18.05-acre parcel on Williams Road, in a R3 district, having parcel ID#: 123.-3-8.1.**

Mr. Hartt spoke about the application. The applicant is looking to schedule a public hearing to get comments to incorporate into their design.

No substantial update per Mr. Westfall. Mr. Hartt could not be present. He did have time to gather the requested information for a public hearing.

Motion made to accept the 2/26 sketch plan and schedule Public Hearing for April 22 by Mr. Wilson and seconded by Mr. Ahern All in favor.

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- Business Meeting
 - A discussion regarding the email from Se McDonough. Chairman returned the email.
 - Approval of last month's meeting minutes – Motion made to approve February meeting minutes by Mr. Wilson and seconded by Mr. DeJulio. All in favor.
 - Motion to Adjourn at 7:30pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
 - Next meeting date: April 22, 2024

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).**