

**Town of North Greenbush Planning Board**  
**Meeting Minutes**  
**August 24, 2020 at 6:30 pm**

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that a Planning Board meeting will be held before the Planning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

Time & Place: August 24, 2020 beginning at 6:30 pm  
VIA LIVE STREAM  
[www.townofng.com](http://www.townofng.com)

**(Click on the top banner that says: Watch Town Meetings, then click on the Planning Board Meeting link)**

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: [building@townofng.com](mailto:building@townofng.com) or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Planning Board public hearings and accept comments by email (preferred) or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Monday, August 24, 2020 beginning at 6:30 pm. The following cases/requests will be heard:

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).

- **Public Hearings:**
- **The application for the modification of a site plan of the Rensselaer County Fire Training Center on Macha Lane, Wynantskill, NY 12198.**

Jay Wilson presented the application again to the board. He presented a map for everyone to view. There will be many classrooms and people will need to pre-register. He spoke about how they will schedule he uses. He also explained to the board how they will handle the water. They will however use a special foam that is designated for training. They will not be burning any cars on the site. That will be done by a simulator vehicle.

Chairman Lacivita asked that they share the plans with the BD. Someone did ask about the sewer system and that has been rectified and the county is doing their own SEQRA. Chairman Lacivita stated we would need anything they receive from the county. Mr. Wilson will provide that.

There was a question about the water usage and disposal by a town member and Mr. Miner explained that they are bringing water in for training and have no impact on the residents on Macha Lane.

Motion made for a final approval as submitted by Ms. Foley and seconded by Mr. Kirk. All in favor.

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- **Presentation & Discussion:**
- **Pheasant Lane Planned Development District Proposal by applicant DF Acquisitions, LLC, 1 Coyote Lane, Troy, NY 12180**

Steve Hartt presented the application and project. He provided a map for the board. Attorney Justin Law was also present for the applicant.

There is 23 acres behind the Pasture's on Pheasant Lane that he would like to develop. They would like to merge the two properties (Pasture's greenspace). They are proposing the development of land owned by Mr. Mulino and a park like space in the other space. Lots 17-20 for family. A parking area will be created for the Pasture's as well.

Improvements to the park will be funded by Mr. Mulino so that he can develop the other land with a lot for him and lots for his family.

Mr. Hartt stated most of it will be town road but they will need a T turn or something to turn around in. Mr. Miner showed the board what are private roads and proposed town roads. Snow removal and town highway specifications on the road were discussed.

Mr. Miner stated after going through maps and minutes from the Pastures project that there was no real use proposed for that land except a trail. Chairman Lacivita stated they do not plan to have baseball fields or football and soccer fields for this area. Mr. Wilson stated they should think about bathrooms as well.

They have to submit an application to the town board for a PPD as well per Mr. Miner.

Ms. Foley asked about the gazebo and Mr. Hartt stated 800 square feet. She also asked what they would use it for. Mr. Hartt stated picnics. She said she thinks they will need more than 15 parking spots to be brought into the plan. Mr. Hartt stated they have the room to do that. She asked who will be in charge of the maintenance and about a dog park. Chairman Lacivita stated it should be pet friendly but not healthy environment to have a dog park. Mr. Miner stated that will come before a public hearing and discussed.

Mr. Mulino stated there is no monetary gain for him from this project. Mr. Miner stated the town board will have input in this. Ms. Foley also asked to keep in mind lighting.

They need to submit an application for a PPD and write up information for a local law per Mr. Miner.

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- **Old Business:**
- **Requesting an extension as they are waiting for a response to their submissions for the application for a major subdivision of MJSR, Tech Valley Development LLC, P.O. Box 51, Poestenkill, NY 12140, for a major subdivision (the Gables at Mammoth Spring), of the property located at Mammoth Spring Road and Morner Road, in an AR district, having parcel ID#: 145.-10-13.12.**

John Romeo spoke about the application and presented a letter to the board with this request. They submitted their plans from Rensselaer County and submitted what they needed to. They are requesting a 90 days extension while waiting to hear back from the county. Mr. Gotley sent Ian Silverman his comments.

They have not heard back from Laberge yet as well. They still need to submit their revised plans they sent to the county to Laberge.

Mr. Westfall stated that some residents are complaining about water quality and they feel it's from the test well. Mr. Romeo stated the health department stated that one well would not affect them. Chairman Lacivita stated he wants clarity at the final approvals about these wells. Mr. Silverman has no issues.

Motion made to grant the 90 days extension by the applicant to receive comments back from Laberge and the county by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **New Business:     None**
- Business Meeting
- Approval of last month's meeting minutes: Motion made to approve July 2020 minutes with two changes discussed before the meeting by Ms. Foley and seconded by Mr. Kirk. All in favor.
- Motion to Adjourn at 7:34pm by Mr. Ahern and seconded by Mr. Wilson.
- Next meeting date: September 28, 2020

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 proposed plans.**