

Town of North Greenbush Planning Board

Meeting Minutes

October 26, 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: October 26, 2020 beginning at 6:30 pm
VIA LIVE STREAM

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 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, October 26, 2020, 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 minor subdivision application of William Kohler, 2 Kohler Way, Wynantskill, NY 12198 of the 7.44 acre parcel located on Kohler Way, having parcel ID#: 134.6-12-11.1 in an R1 district.**

Brandon Ferguson and Eric Kohler presented the application. 7.4 acres and would like to make it 2 lots. The highway superintendent and Mr. Miner was at the site per Mr. Ferguson. There is a section they will be turning over to the town. The water has been tested and they also submitted the plans to the fire department per Mr. Ferguson.

Chairman Lacivita noted that the Fire Commissioner did not receive the plans until 2:00pm that day (today). He also stated that if this was a major subdivision it would be a problem. Chairman Lacivita read the fire departments comments. He also noted that this is not the final written comments from the fire district because of the timing as to when they received this. Chairman Lacivita will forward those comments to Mr. Ferguson.

Public Hearing Opened:

No comments were received either written or verbal.

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

Chairman Lacivita read the applicant's response to comments they received.

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Ms. Foley asked about house numbers and signage and Mr. Ferguson will do that.

Motion made to table application until the November 23rd meeting to allow Fiore District and Building department time to resolve some issues and to review shared comments by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The major subdivision application, lot line amendments and site plan application of D.F. Acquisitions III, LLC., 1 Coyote Lane, Troy, NY 12180, at the property located on NY Route 4, having parcel ID#'s: 123.-1-1.1 and 123.-1-3.111, within the 50 North Greenbush Road and Vicinity Planned Development District.**

Chairman Lacivita stated there are a number of comments that have been received via email regarding this application. Mr. Luigi Palleschi, ABD Engineers, spoke about the application and noted Mr. Mulino was also present.

They want to sub divide Lot B and C. 11.81 acres will be affected. Lot B is 7.35 acres and Lot C is 3.5 acres. Lot D will be 1.93 acres. This is an application to sub divide lot a and b and a line adjustment for lot c. There will be a reciprocal easement for all so parking can be shared. All comments that were received were forwarded to Mr. Palleschi. Chairman Lacivita read them all for the board and applicant. He also noted that the applicant did not need to respond to all these comments tonight.

Public Hearing Opened:

Mr. Palleschi stated they have changed the access points and made one emergency access only. He stated they relocated the driveway and created two emergency access points. He showed this on the map to the board. This is minimizing the traffic on Stacey Way per Mr. Palleschi. He also noted as an additional buffer they are adding a six foot stockade fence.

Ms. Foley asked how they will stop people from parking on Stacey Way. Mr. Palleschi stated they will put up signage. Chairman Lacivita read the local law regarding this so it will be enforceable.

Mr. Wilson asked about school aged children and asked if there was a bus pick up-drop off plan yet from the school district. Mr. Palleschi stated not yet and Mr. Wilson suggested getting that sooner than later.

Mr. Palleschi asked if the board could act on the sub division (and not the site plan) this evening since it is not affecting the site plan. Chairman Lacivita stated the board could do that.

Motion made to adjourn the public hearing until the next meeting on November 23rd by Ms. Foley and seconded by Mr. Kirk. All in favor.

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Mr. Mulino spoke. He stated he has spoken to a lot of the residents on Stacey Way and hears all of their concerns and is trying to rectify all of them.

He stated he is working on the dumpster location and will remove a panel and make the dumpster smaller to alleviate site of view concerns.

He also stated he wants to install signage with the police departments number on it on Stacey Way to deter parking issues there. He also stated he is willing to shorten the building and tweak the roadway to alleviate traffic/parking concerns.

He mentioned that the current residents were notified that there would be future development where they live. Mr. Mulino has been knocking on doors and talking with all the residents of Stacey Way regarding their concerns.

Motion made for a neg dec SEQRA by Mr. Kirk and seconded by Ms. Foley. All in favor. The form was completed.

Motion made to approve minor subdivision and lot line change by Mr. Kirk and seconded by Ms. Foley. All in favor.

Chairman Lacivita stated the public hearing for the site plan will continue on November 23rd.

- **Presentation & Discussion: None**
- **Old Business:**
- **The Site Plan Application of Michael Moscatiello, 99 North Greenbush Road, Troy, NY 12180, for a new site plan proposal, at the property located at 271 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID# 123.17-4-37.**

Mr. Moscatiello spoke about the application. Chairman Lacivita noted that there were unanswered questions. The placement of the arborvitae was discussed and Mr. Moscatiello explained. He provided written answers to some of the questions regarding the application.

Chairman Lacivita stated the residents have asked for a fence. Mr. Moscatiello stated that the lights from vehicles would not shine on the neighbors and also noted a fence would look stupid. Chairman Lacivita is proposing that if, after the site is built that if there is still a need for a fence Mr. Moscatiello will install it and he has agreed.

Chairman Lacivita read a comment as well.

Conditions:

Sewer District and pump station extension, Arborvitae planting to the most western side of project, Possible fence installation if needed after construction

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Per Mr. Silverman he has no issues.

Motion made for a neg dec by Ms. Foley and seconded by Mr. Wilson.

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

- **New Business: None**
- Business Meeting
- Approval of last month's meeting minutes – motion made to approve September meeting minutes with changes noted by Ms. Foley and seconded by Mr. Wilson.
- Motion to Adjourn by Mr. Ahearn and seconded by Mr. Wilson.
- Next meeting date: November 23, 2020

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 proposed plans.**