

**Town of North Greenbush**  
**Planning Board**  
**Meeting Minutes**  
**December 14, 2020**

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: December 14, 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, December 14, 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: None**
- **Presentation & Discussion:**
- **The modification of the Site Plan Application of Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID#'s: 133.-2-15.12, 133.-2-16.1, 133.-2-16.2 & 133.-2-17.**

Per Miner ZB Approved three area variances for this site. The site was 24,000 sq feet and I now 22,000 square feet. Mr. Freitag reviewed the site plan again for the Board and changed some things to comply with the design guidelines. He showed the changes to the board on a map. The updated plan also shows keeping some trees in the rear.

Mr. Freitag showed the board a rendering of the projected building and explained the layout, etc. Chairman Lacivita stated that his explanation covers all of the comments received including elevations of the site. There are no service doors in the back and the emergency exits are on the side of the building per Mr. Freitag. The roadway that goes through the parking lot is 23 feet.

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Ms. Foley would like to see the brick area coming up to break up the flatness. She is asking it to be raised up and Mr. Freitag will ask the company. She also commented on the greenspace and asked about landscaping plans. She asked about staging of the delivery trucks. Will that affect parking during business hours. Mr. Freitag stated it is difficult to say right now when and where the deliveries will be done. He explained and showed on the map how the trucks will be able to deliver and turn around. He also added that there are 8 parking spots on the side by the loading docks.

Chairman Lacivita discussed raising the roof up with Mr. Freitag and he stated he would talk to the owner to see if these changes can be made through the branding review. He also stated Mr. Freitag should clarify with DOT regarding Rt. 4.

2 questions outstanding: front elevation to roof line, accommodate deliveries and landscaping.

Per Mr. Miner the site plan has been modified with everything this board and the BD has asked. Mr. Miner asked for all comments to be submitted prior to the Public Hearing. Chairman Lacivita asked that the new site plan be sent to everyone electronically and Mr. Freitag will do that.

Motion made to accept sketch plan and schedule public hearing for January 25, 2021 by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Old Business:**
- **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 12 additional comment were received since the last meeting which he noted their names. He also read the comments.

Chairman Lacivita stated he witnessed that there are traffic issues and traffic flow issues and non-adherence to stop signs.

He did mention that the real estate people have been saying to the prospective buyers that nothing is going back here, etc. and the PB does not want to get involved with

those comments the realtors are making to the buyers. He noted that the realtor comments about nothing being built in the area which is not true and wants Mr. Pelleschi to

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be aware of what is being said and that the PB will not get involved with that.

Mr. Pelleschi spoke about the changes to the plan for the board. The fencing will be vinyl. He also stated he and Mr. Mulino discussed all of the comments made to them. He does feel the comments are repetitive at this point.

Square footage has been sacrificed to have it's own entrance for the 64 condominium units along with 6 foot high vinyl fencing. They are also adding 3 evergreen trees along the existing town homes.

Mr. Pelleschi noted that Mr. Mulino has been working with the residents with their concerns and will continue to do so.

Speed bumps will be installed to assist with speed on the site. He also discussed all the signage that will be installed on the sites. He also stated they have plenty of parking spaces. Chairman Lacivita asked Mr. Pelleschi to produce a cleaned documents to Kelley so it can be posted on the website for people to review.

Comment portion is extended to the December 28<sup>th</sup> per Chairman Lacivita.

Motion made to table until January 25 by Mr. Kirk and seconded by Ms. Foley. All in favor.

- **New Business: None**

- **Business Meeting**

- Approval of last month's meeting minutes – motion made to approve November 2020 minutes by Ms. Foley and seconded by Mr. Kirk. All in favor.
- Motion to adjourn motion made to adjourn at 8:06pm by Mr. Ahern and seconded by Ms. Foley.
- Next meeting date: January 25, 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.**

BY ORDER OF THE PLANNING BOARD DATED: December 1, 2020, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.