

Town of North Greenbush Planning Board

Meeting Minutes

April 26, 2021

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: April 26, 2021 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, April 26, 2021, 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 Site Plan Application of Amy Peters, 20 Willow Lane, Wynantskill, NY 12198, for modifications to existing site and change in use, at the property located at 148 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.13-1-3.**

Sean Decelle discussed the application for the public hearing. Art Pakatar explained the application. Take the existing building at 148 North Greenbush road and convert it to individual office suites. There will be seven different tenants, which will include an administrative office and maintain the existing footprint. The building is currently ADA compliant. They will add 7 additional parking spaces to make 12 and 2 of them will be handicapped spaces. They also plan to move the dumpster location so it is not as visible. He spoke about storm water. The building is not set up to do retail or food service so office space is the most likely use per Mr. Pakatar. Chairman Lacivita stated all the plans for this are available on the town website. Mr. Miner stated no variances are needed with the ZBA.

Chairman Lacivita stated the board did receive correspondence, which he read. The building is 4100 square feet per Mr. Pakatar. He also explained that all 4100 square feet is not office space so he did not figure that in when calculating the parking.

Planning Board

Meeting Minutes

April 26, 2021

Page 2

Chairman Lacivita asked Mr. Miner about design guidelines and because he is not changing the outside of the building it does not apply. He also spoke about some minor landscaping they plan. No change in curb cuts.

Ms. Foley asked about additional traffic and lighting that could bother the neighbor but Mr. Pakatar stated the lights cannot be seen and the additional traffic would not be noticeable.

Chairman Lacivita also read another written comment from Andy Mair which he read. He asked about expected occupancy.

Public Hearing opened:

No one else commented.

Mr. Pakatar explained where the snow storage would be on the site plan.

Chairman Lacivita stated that this seems to be the best use of this vacant building.

Mr. Wilson asked how any handicapped spaces are required and Mr. Pakatar stated 2 are required and he will have 2.

Mr. DeCelle stated he may just have a sign that shows that it is 140 North Greenbush Road so no official sign is being proposed at this time.

The letter from attorney Hug was read and reviewed by the board.

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

- **The Site Plan Application of Alexis Diner (Alex Lekkas), 294 North Greenbush Road, Troy, NY 12180, for modifications to the existing site, for the purpose of constructing a roof structure over the existing outdoor patio, at the property located at 294 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-15-7.**

Mr. Pakatar explained the application for the public hearing. Chairman Lacivita read the SEQRA questions and answers from ZBA and also read the decision by the ZBA.

Mr. Pakatar stated they are planting bamboo in front of the fence to help with the absorption of sound. The fence will be wood. Ms. Foley stated wood fencing is hard to maintain and vinyl would work better.

Mr. Lekkas said the patio is handicapped accessible in the rear.

Planning Board

Meeting Minutes

April 26, 2021

Page 3

Public Hearing Opened:

No one wishing to speak

Motion made to close public hearing by Ms. Foley and seconded by Mr. Wilson.

Presentation & Discussion:

- **The Minor Subdivision Site Plan Application of Michael & Tina Walsh, 111 Sharpe Ave Extension, Wynantskill, NY 12198, for a two lot subdivision of the property located at 111 Sharpe Ave Extension, Wynantskill, NY 12198, in an R1 district, having parcel ID# 124.09-14-2.14.**

Per Mr. Miner, Mr. Dickinson showed the storm water plan on the plans because of the runoff from the hill. There are 2 ½ acres and want to divide 1.8 acres there and leave the home at .75 acres. She said they had a retention valley installed that seems to be working well. Per Mr. Miner there is sewer and water.

Motion made to accept the preliminary plan, make PB lead agency and set public hearing for May 24, 2021 by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for Site Plan Approval of Joan Rapp and Michael Scott, for the approval of a new site plan establishing an Arts and Crafts venue, at the property located at 700 Bloomingrove Drive, Rensselaer, NY 12144, in a BN district, having parcel ID#: 145.-7-4.**

Mr. Scott stated this would be an outdoor venue on the weekends during daylight hours. Chairman Lacivita stated the board will need to see something from the county because it is a county road and there is a curb cut. The terrain is also rough so the area will need to be leveled off with crusher run and it is on an incline.

Chairman Lacivita said there may be permits needed. Ms. Rapp stated she is aware of the items that need to be done and there will be up to 15 tents 10 x 10. Parking spaces

for the vendors will be next to their tents so the parking area noted on the plan is for customers.

Mr. Miner stated they need to inform Rensselaer County Health Department about rest rooms and portable water.

Chairman Lacivita explained they need to have a site plan showing the grading of the terrain, where the tents will be located, show the portable toilet and hand washing stations, parking etc.

Planning Board

Meeting Minutes

April 26, 2021

Page 4

Motion made to accept the sketch plan, make PB lead agency and schedule public hearing for May 24th by Ms. Foley and seconded by Mr. Wilson.

- **The Modification of Site Plan Approval of DF Acquisitions, 1 Coyote Lane, Wynantskill, NY 12198, for the modification of the approved use of 30 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1.**

This is a minor change to the site plan to make some area of the approved site storage. Chairman Lacivita feels this is a very small percentage of the overall square footage. About 15-16%. Steve Hartt explained the details of this. Mr. Mulino needs some additional storage in an area that was approved as a different use.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Referral from the Town Board – The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.**

Chairman Lacivita stated he attend a meeting regarding this proposed project. He read some of the plans for this project to the board. Mr. Miner explained what the requirements are for a PPD. Nick Costa and Lawrence Howard spoke about the application. It is currently zone R2. 12 buildings with 8 units in each, bocce ball courts, dog park, gazebo's. There will be easements given to the town and the rear area will be open to the public. He described the planned project. There will be a clubhouse and adequate park-

ing. Renderings were shown to the board showing the completed project. Each apartment will have 2 parking spaces and additional public parking for a total of 206 spaces. Chairman Lacivita asked about the flood plain. He also asked about policing the public areas. School District impact on Wynantskill District? They will provide more detail on these items to the town board. They could not provide a price range but stated the number of bedrooms (1&2)

Ms. Foley asked why single family homes cannot be built on this property. Mr. Costa stated the applicants prefer the apartment building layout which conserves land in the rear and has less impact to the parcel this way and conserves the green space. They are only developing 20% of the site.

Planning Board

Meeting Minutes

April 26, 2021

Page 5

This is a lot less impact to the parcel per Mr. Costa. There is 81% of greenspace as well and is substantial. They are only developing 20% of the site. This is a 26 acre project.

Chairman Lacivita stated because of the detail to this project he will spend the month preparing the recommendation then discuss it with board members at the May meeting.

- **Referral from the Town Board – The Forrest Ridge, 240 West Sand Lake Road, Wynantskill, NY 12198, Forest Ridge, LLC, c/o Mark Van Vleck, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property approximately 66 acres, having parcel ID#: 135.-2-7.1.**

Steve Hartt spoke about the application. He reviewed the sketch plan with the board and showed renderings of the proposed site. A mixture of apartments and single family small and large lots. He spoke about water and sewer availability.

This is a 40 acre parcel of land and only expect to develop about 20 acres.

Mr. Hartt explained preliminary roadways, etc.

Chairman Lacivita will write up a recommendation for the month and will review with the board on May 24th for approval.

Old Business:

- **The Site Plan Application of 128/130 Main Ave, LLC, P.O. Box 370707, Brooklyn, NY 11237, for the modification of the existing site plan of the property located at**

115 Main Ave, for the purpose of allowing a hardware store use within the existing building, in a H (Hamlet) district, having parcel IDs#: 124.5-3-20.

The board received an updated site plan as requested in response to the board's questions last month. Chairman Lacivita had a question about the propane fill station proposed. Per the fire marshal it is permitted but will take up two parking spots previously planned. Chairman still has concerns about the loading area in the rear with snow storage and turning radius. And he still has concerns about the parking along Atlantic Avenue. In addition, carts left on the street, etc.

Addition of 500 gallon propane tank dispensing station was discussed and according to the fire marshal it will take up two parking spaces. There are still concerns about the loading area that Mr. Dingley discussed. Mr. Dingley stated they are trying to accommodate the "neighborhood plan".

The board discussed the operating times for the hardware store and Mr. Dingley stated 8am-5pm M-F and Saturday 8am-7pm and closing sooner on Sundays.

Planning Board

Meeting Minutes

April 26, 2021

Page 6

Mr. Wilson made motion to not have fill station just filled bottles and seconded by Ms. Foley. All in favor. This would be a condition.

Conditions: Main Ave design guidelines gets approval.

Propane tank fill station needs definition and detail for fire marshal exchange location approved but not fill station

5 parking spots on Atlantic Ave for EV charging and employee only parking

Loading only parking area on legion side will have signs

Applicant provide landscape plan for BD approval

The original site plan approval did not include the propane filling station nor was it discussed originally.

Applicant can resubmit a site plan with the filling station added as a site plan change.

Tom asked about design guidelines and feels because it is an existing building there are some guidelines that cannot be met and need to be re-worded. Because this is a new building.

Motion made to accept conditions by Mr. Wilson and seconded by Ms. Foley

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

Motion made to schedule public hearing and new site plan with 500 gallon filling station by Ms. Foley and seconded by Mr. Kirk. All in favor.

New Business: None

- **Business Meeting**
- **Schedule public hearings**
- **The Site Plan Application of Amy Peters, 20 Willow Lane, Wynantskill, NY 12198, for modifications to existing site and change in use, at the property located at 148 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.13-1-3.**

Motion made for neg dec by Mr. Wilson and seconded by Ms. Foley. Condition of drainage plan and lighting and landscape. Motion made to approve site plan with the conditions by Ms. Foley and seconded by Mr. Kirk. All in favor

- **The Site Plan Application of Alexis Diner (Alex Lekkas), 294 North Greenbush Road, Troy, NY 12180, for modifications to the existing site, for the purpose of constructing a roof structure over the existing outdoor patio, at the property located at 294 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-15-7.**

Planning Board

Meeting Minutes

April 26, 2021

Page 7

Motion made for neg dec by Ms. Foley and seconded by Mr. Kirk. All in favor Vinyl fence was added. Notify ZBA. Motion made to accept site plan with condition vinyl stockade fence by Mr. Wilson and seconded by Ms. Foley.

- **Approval of last month's meeting minutes – March minutes will be approved at the May meeting.**
- **Motion to Adjourn at 10:25pm by Mr. Wilson and seconded by Mr. Ahern.**
- **Next meeting date: May 24, 2021**

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.**