

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**November 22, 2021 6:30 pm**

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern-absent, Steven Kirk, Michael Miner, Eric Westfall (Town Engineer), Ian Silverman (counsel), Michael Miner-BD.

**Public Hearings:**

- **The Site Plan Application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the vacant property located at 325 North Greenbush Road (Route 4), Troy, NY 12180, having parcel ID#: 134.1-4.4 located in a BG (General Business) district.**

Steve Hartt-Hartt Engineering spoke on behalf of the applicant. Parcel is 1.1 acre in size and is on the east side of Rt. 4. Mr. Hartt showed the public a rendering of the proposed building and proposed parking. The plan is to be a retail building however, they do not have any tenants at this point. They met with DOT and they have no concerns with the curb cut proposals. DOT would like the town to own the water lines that are installed.

Underground water retention. They reviewed the Rt. 4 design guidelines and will comply with that. Screening for the neighbors on both sides-they will try to keep as many trees as possible but they will add landscaping if needed for screening.

They will go before the ZBA for variances and parking next month. Mr. Hartt said they also will be working on sewer reduction as well. Square footage is 10,080 per Mr. Hartt. No parking in the rear. There is a sidewalk on the side and in the front of the building. 5-6 stores are planned for the building.

Ms. Foley discussed handicapped parking. She would like to see them closer to the stores. Vinyl dumpster enclosure is planned. Chairman Lacivita read correspondence from Andrew Mair. Mr. Hartt stated they have 21% greenspace.

Public Hearing Opened:

No one wishing to speak.

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

Motion made to table until the applicant goes before the Zoning Board and comes back to PB by Mr. Kirk and seconded by Wilson. All in favor.

**Old Business:**

- **The Application for Site Plan Approval of Finelli Development Corp. (John Finelli) 359 Broadway, Troy, NY 12180, for the redevelopment of the properties known as 9 Glenmore Road & 76 North Greenbush Road, in a BG district, having parcel ID#'s: 123.09-2-25 & 123.09-2-6.**

Limitation on the drive thru with traffic backing out onto Glenmore road the BD would issue a notice to shut down the drive thru. They have 60 days to implement plan B.

John Hitchcock ABD Engineers stated DOT was concerned about backup onto the new roundabout. They suggested doing two lanes to eliminate that. They made more greenspace and made the pavement wider to allow two lanes of traffic along the building. DOT approved that. Construction started on the right in/right out.

He said the tenant told them there will be no issues with stacking in the drive thru. They do have a plan B that would allow cars to double stack at the rear of the building instead of onto Glenmore. Both maps will be part of the site plan approval per Miner. If they get a notice, they have 60 days to rectify and move to Plan B.

Southeast corner: Ms. Foley asked if there would be anything to separate the lanes other than a line. She is concerned about the other stores opening and not enough parking. He said the police chief approved the plan. She is also concerned about people walking from the parking lot across the drive thru.

Applicant has provided plan B if anything happens and they get a notice and will have 60 days to implement that. Council will assist Chairman in writing the condition. Chairman Lacivita is suggesting a marked spot for Dunkin Doughnuts for a car to waiting for their items from the drive thru. That will be added to the site plan.

Revise condition 6 as noted Motion made to accept that revised condition by Mr. Wilson and seconded by Mr. Kirk. All in favor with the exception of Ms. Foley-she voted No.

**Presentations:**

- **The Site Plan Modifications of Genesis, One Sentry Parkway, Suite 100, Blue Bell, PA 19422, including equipment and screening for Verizon Wireless, 225 Jordan Road, Troy, NY 12180, in the Tech Park district, having parcel ID#: 122.-1-4.93.**

This is still consistent with the original site plan but Mr. Miner would like the Board to approve by resolution. Mr. Fillipelli from Verizon.

Mr. Fillipelli stated they are installing new equipment and move them from the top of the building to next to the building and add screening. Mr. Fillipelli also provided pictures of the area to show where the screening and equipment would be. This will not interfere with the main entrance or block any entrances or exits. He also showed proposed fencing for this equipment. There are no hazardous materials per Mr. Fillipelli. The equipment is approximately 8 feet high and would be put on a 4-6 inch base. They are not enclosing the fire department connection. Mr. Miner has to issue a permit for construction and he will review the plans with the fire district. This will be in the front of the building. Mr. Fillipelli stated it is the largest part of land to do it the sides and back are too narrow and the tower is also there.

Ms. Foley asked about sound omission. He said it is about as loud as a lawn mower but will not be running constantly. She also asked about landscaping around it. They are not sure because it is pretty tight and they is not much room to do that. They agreed to put some evergreens in the front of the site by Jordan Road. They are good with a 6 foot fence/wall. (There are 9 units they are moving). They will provide a landscaping plan to the BD as well.

Resolution to approve the amended site plan to allow the installation of 9 refrigeration units at 225 Jordan Road (Verizon Building), 6 foot screening fence, paved walkway to the entrance to the enclosure and landscaping plan. Motion to approve by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **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.**

This is a referral from the town board and has been before this board 4 times.

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Nick Costa, Advanced Engineering. Greg Grande, Bonnie and Linda are the applicants and were present.

96 units originally. Some things have now changed. The 100-year flood elevation is now shown on the plans. 32 condos and 8 buildings for apartments with 8 apartments in each building. Mr. Costa provided renderings of the buildings for the board. They moved the storm water management area next to the Wynantskill creek and to the center of the site. Relocated the clubhouse as well. 26.5 acres and has frontage on WSL Road. There will be public water and sewer. 12 buildings total. There are garages scattered on the site and parking. There will be public parking on the site as well for the public to access the creek. Mr. Costa stated there is plenty of greenspace on the site and they will dedicated some of it to the town. This is an R2 zone. Density is a concern per Chairman Lacivita. There is a question as to why they can't do more condos and less apartment. Concerns with a flood in the Wynantskill creek. We have to look at the impact on fire, police and school districts per Chairman Lacivita.

They did reduce the number of units on the site. Chairman Lacivita stated the board would like to see more condos and less apartments. Ms. Foley stated 7 acres to deed over to the town. She said there are issues-liability, policing, maintenance issues, HOA will not be paying taxes on the landed deeded to the town. She feels there will be potential problems opening to the public with parties on the creek, garbage cleanup from the public. Chairman Lacivita said we have 90 days to get the report to the town board and that has been extended. Mr. Miner stated it should be extended again to the January 2022.

The PB January meeting will be January 24<sup>th</sup>.

Motion made to table until the December 20<sup>th</sup> meeting by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Quackenderry Commons PDD, proposed amendment, which includes a mixed use commercial and residential development, Bloomingrove Drive, Rensselaer, NY 12144, parcel ID#'s: 144.-10-33.111 & 144.-10-33.112.**

Morgan Ruthman Spinney Group & Mr. Scott Lansing presented the application and gave hard copies to the board of what he presented electronically. 52.97 acres. He showed written information for the mixed use (see handout). For more information to write.

The PDD was approved some years ago and they are looking for an amendment to that.

Bldg. 1 5 story bldg. w/residential units

Bldg 2- 4 story bldg.

PDD application amendment has been submitted to the town.

He provided a project status update

See Handout for more information to write

A traffic study will also be completed per Mr. Ruthman.

Refer handout for more information.

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Mr. Miner stated they discussed the type of commercial use and Mr. Ruthman stated we want the public to benefit from what their needs are and would put those types of commercial businesses there. This is intended to be a Hamlet style development and those business would be primarily used by the residents. Miner asked if the new traffic study will include the 3 way stop and Bloomingrove Drive.

Chairman Lacivita asked him to include the prior approval PPD so we know what was approved and what changes they are proposing to that. The impact or non impact of the school district was discussed and they have not gotten a report from the school district either. Pedestrian walkway area to the Shoppes at North Greenbush will be discussed with Mr. Ruthman and Mr. Nigro because some of that will be on his property (Home Depot).

Mr. Ruthman stated he has been conversing with fire, police and highway and has sent this plan to them.

Ms. Foley asked about the 5 story building and will that work for fire service. He said the PPD does allow up to 5 story's. He said he is open to remarks from the fire service. She also asked about sidewalks by Stewarts and no sidewalks by CDTA. Mr. Ruthman said they will definitely consider sidewalks in the area and will cooperate fully with the town.

Mr. Wilson asked about bldg. 2 only having on road going into it could he bring a second road out to Bloomingrove. Next step is to get comments from town and county (fire, police, etc).

Mr. Miner stated we could have a workshop meeting involving fire chief, ambulance etc. prior to the next meeting.

Chairman Lacivita stated the town board has jurisdiction. We are gathering information to provide a report back to the town board within 90 days and that will include our recommendations. Options with other agencies will also be incorporated into the PB report.

**New Business:   None**

Business Meeting

Motion made to extend the deadline on the PDD report to the town board to December 20<sup>th</sup> by Mr. Kirk and seconded by Mr. Wilson. All in favor.

- Approval of last month's meeting minutes – Motion made to approve October Minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn at 8:30pm by Kirk and Wilson. All in favor.
- Next meeting date: December 20, 2021 (Meeting is a week earlier due to the Holiday and town office being closed on 12/27)

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](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view proposed plans.**