

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Draft Meeting Minutes**  
**January 24, 2022 6:30 pm**

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), Michael Miner-BD.

**Public Hearings:**

- **The Site Plan Application of Bloomingrove Drive, LLC (Contact: Tom Rento), 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district having parcel ID#'s: 133.-2-17, 145.-7-5 & 145.-7-1.132.**

Tim Freitag spoke about the application and what has been discussed at the previous meetings. The public hearing was left open last month. He stated they were before the ZBA earlier this month. They are still in discussions with NYS DOT and the county about Bloomingrove drive for land access. They are trying to acquire the paper street behind the site and would eliminate the need for an area variance. No plans to build on it.

ZBA discussion: Dec 12 was introduced to ZBA for building size and setbacks and parking. He said the board did not have a concern with the setback and parking. Made sure the buffer around the site were adequate. 30,000 sq. foot building is requested next to Aldi's. They are in the BD district. There is now a question as to whether this site should be rezoned through the Town Board. He said the ZB felt it was within the scope and harmony of what was around it.

Ms. Foley asked about the paper road property. Her concern is that that additional property stays a wooded area. That would be too close to the apartments. She asked what footage was between the apartments and Freitag said about 50 feet. Mr. Freitag said they will need some of that paper road for drainage and to grade. She asked what would happen with the access of the remaining home. He said they need to maintain access to that one home. He said even if they purchase the reining road there the home would still have public access.

Public Hearing reopened:

Andrew Mair made a written comment which Chairman Lacivita read for the record. No one else wishing to speak.

Motion made to close public hearing by Ms. Foley and seconded by Mr. Kirk. The hearing can be reopened if there are any significant changes per Chairman Lacivita.

**Old Business:**

- **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.**

## Planning Board

### Draft Meeting Minutes

January 24, 2022

Page 2

No one present but they came in to meet with Mike Miner and Eric Westfall. Mr. Miner stated they will not need any variances and are discussing sewer extensions. They are working on some other items.

Motion made to table until Feb 28<sup>th</sup> meeting by Ms. Foley and seconded by Mr. Wilson.

- **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.**

Mr. Nick Costa from Advanced Engineering explained the changes to the board and showed renderings for the board. He stated it has been substantially reduced in scope and magnitude. The main area of development has been reduced to 2.5 acres of the 26 acres of the parcel. 60 condominiums (7 buildings). There is access to the site for water service along 150 and there is space and access for sewer.

The main change in the units have been reduced and the roadway has been reconfigured. It is now more of a centralized layout. They plan to have a gazebo, picnic tables.

The architectural details have not changed. Garages and 100 parking spaces are planned.

There is a substantial amount of greenspace (89.7%). The roadway will be private. Chairman Lacivita asked if they are allowing public access but the amenities are only for residents. BD will take a second look at the new map to make sure they are in agreement.

PDD with just condos: Mr. Miner explained it consists of multiple forms of housing which was initially allowed. It would need to meet the characteristics of the community per Miner.

Comments received were in regard to density. Chairman Lacivita stated since the plan was changed that is not an issue any more. School District transportation concerns were received. Chairman Lacivita will clarify.

Ms. Foley: Asked the diameter of the culdisac-120 feet but that is approximate. She was concerned about parking and Mr. Costa stated they could get more spaces there. He also explained the flood plain. She stated water does run through the property. He showed the storm water management which is not in the flood plain. They plan to dig out some ponds for resident fishing. She said they need to talk with DEC s there is no issue or concerns. Chairman Lacivita stated that is a site plan issue and the town board would handle that.

We need verification from the school district and fire districts. Per Chairman Lacivita, we will scan this project once it is moved forward from the town board.

Mr. Wilson asked if they thought to connect the two projects together. Mr. Costa stated that has not been discussed but Mr. Wilson said it would just make an additional way out.

## **Planning Board**

### **Draft Meeting Minutes**

**January 24, 2022**

**Page 3**

Motion made to table on 2/28/22 for BD comments by Ms. Foley and seconded by Mr. Wilson. 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.**

An email was received from Mr. Guzman and a communication from Nigro who is reviewing the plan and asked for clarification. Are we mandating that this connection has to occur, etc. Chairman Lacivita stated we have to make a recommendation to the town board. Chairman Lacivita will respond back to Mr. Guzman. The BD is still working on some details for the application as well. They are discussing the NG ambulance building and working on the other items.

Motion made to table until 2/28/22 by Ms. Foley and seconded by Mr. Wilson. All in favor.

### **Discussion/Presentation:**

- **The proposed extension of Stonegate Apartments and Partridge Hill Apartments by Rosetti Companies.**

These are two applications per Chairman Lacivita (IG Zone). 3 apartment buildings on the land recently required by Rosetti. Mr. Miner stated the current zoning does not allow apartments so that will need a discussion and an extension to Ludlow Lane.

Mr. Dan ? spoke about the application and showed the board a rendering (map) of the site. He is presenting the project for the first time. He said some of this would require ZBA approval for parking for the new apartments. He said he feels it makes a good addition to the existing apartments. This would require a special permit and no application has been made to the ZBA. Mr. ? stated they would submit something to the ZBA for February or March.

Ms. Foley asked about the storm water pond and if it would be maintained by the applicant and per Mr. ? it will. Ms. Foley would like to see a fence around the proposed retention pond. Mr. ? stated that would not be a problem.

Motion made to table the Stonegate application until the ZB acts by Ms. Foley until March 28, 2022 and seconded by Mr. Wilson. All in favor.

Partridge Hill: Mr. ? started it is not zoned for apartments. They would like to ask for a zoning change with the town board for zoning.

Mr. ? said they will be making this a very nice project. 48 parking spot-2 per unit. He said they can review that further. He said it will not be used for business use. Chairman Lacivita asked if there is still a demand for apartments. Mr. ? stated there actually is and are completely filled from 3 months of the end of the project.

## **Planning Board**

### **Draft Meeting Minutes**

**January 24, 2022**

**Page 4**

Ms. Foley asked about siting and did not want to bring anything out to Ludlow. How far down does the property go? Can he get some traffic onto Ludlow where there is a traffic light? Chairman Lacivita stated Ludlow has a site distance problem. Possibly a light at Valley View?

Motion made to table this until the March 28, 2022 by Ms. Foley and seconded by Mr. Wilson. All in favor.

### **Discussion:**

- The Meadows: PB Members and others received numerous emails from Tara Nizincurck who owns property on Glenwood road that abuts the Meadows. Lacivita spoke to the BD and one problem was solved by keeping the Knox box lock. Another issue is people are driving around the gate. Westfall stated he did speak to her and found out that her father is driving around the gate with his traffic. Westfall will speak to her. Also, the deterioration of the road at the end there-the turnaround will be lengthened and repaired. Flooding: The flow path does get a problem once in a while. Eric Westfall will find a fix for that and look at that in the spring.

Plantings in front of some electrical boxes and Eric said they will look at that and possibly plant something next to them.

Hydrant was added to the end of the Glenwood Road main.

Chairman in Lacivita said in looking at the tests and photos everything that was discussed for planning board business is all BD and town engineer issues and not this board.

The road will not be turned over to the HOA. The owner will have it or it will be turned over to the town. Mr. Miner stated there are a handful of items to look at before they can approve the next phase so he feels confident these items will be taken care of and finish up some punch list items.

Phase 2 and 3 have not been approved to begin yet.

There is a representative from the Meadows (Bill Stewart) spoke. He said as per the gate some signage needs to be installed there stating "no outlet" and that would help. Eric stated that could be done.

Road: Co sponsor affidavit-subject to offer of dedication to the town of North Greenbush-sponsor would maintain the cost to maintain the roads if town denies.

He said the neighbors do not know if the roads have been installed to town specifications. He also said at some point the residents would be responsible for the costs of maintaining. The neighbors do not want to happen. Who pays the costs for getting the roads to town specifications.

## **Planning Board**

### **Draft Meeting Minutes**

**January 24, 2022**

**Page 5**

How can the town hold the developer to what they said they would do as far as roadways, infrastructure, storm water retention etc. Mr. Stewart stated the storm water retention is not being maintained. We have leverage per Chairman Lacivita because they cannot move forward and start until these issues are resolved. Mr. Miner said the building is aware they may not get additional building permits until they fix these issues.

Mr. Stewart stated the neighbors noticed in the area of 102 Anthony there is always water built up as well as 1102. Also, sewer pump station on Brianna. There have been 3 other instances with mechanical problems with that and it was in alarm. The BD is aware that they will need to repair that and keep it in working order in order to move forward. The building department will seek authorization from the PB before any other building permits are issued Phase 2B until other issues are satisfactorily completed. Motion made by Mr. Wilson and seconded by Mr. Kirk. All in favor.

### **New Business:        None**

- Business Meeting: Presentation for a large solar farm on Winter Street and Bump Along Way. Sole Source Power. They will need to have an initial meeting but they have not submitted a formal application yet. Privately owned land. Rich Laberge will be looking at this as well per Mr. Miner. Chairman of the ZB Rich French spoke about this. State Law looks at this like a cell tower-it is a utility. We just need to be careful.

Ms. Foley asked about how this will affect the deed and will there taxes go up?

PDD project Forrest Hills has been withdrawn so we do not need to do a referral per Chairman French.

PB had 18 projects for 2021.

- Approval of last month's meeting minutes: Motion made to approve December 2021 minutes by Mr. Ahern and seconded by Ms. Foley. All in favor.