

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 27, 2023

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern-absent, Steven Kirk, Eric Westfall (Town Engineer), Eric Cioffi-Building Department, Ian Silverman (counsel)-absent. Steve new code enforcement officer is present.

Public Hearings:

- **The Application for a minor subdivision of MA Capital Properties Corp (Catherine Graziano), 112 North Greenbush Road, Suite C, Troy, NY 12180, for the purpose of constructing a self storage facility at the property located at 294 Valley View Boulevard, Rensselaer, NY 12144, in an IG (Industrial) district, having parcel ID#: 133.2-1-20.**

Mr. Costa presented the application. This is a 2.1 acre property to turn into a cold storage facility. A SWIP was also prepared for the site. He showed the board an updated rendering showing the items that were discussed last meeting.

There will also be a small office located on the site. Sanitary sewer and water service as well. It will be staffed part time. This is in the Industrial zone for the town.

No comments were received from the required distribution list. FD will be required to have access to the gate and there will be a Knox box on site per Mr. Costa. A lighting plan was previously submitted. The buildings are about 13 feet high.

Mr. Costa stated there will be a sign and he needs to go before Zoning Board per Chairman Lacivita. Chairman asked that he show where the sign is going on the drawing.

Ms. Foley asked how people will get through the gate and Mr. Costa stated there will be a key pad or card for anyone who has a unit. She also discussed traffic flow with Mr. Costa. She also asked about the storm water pond. She is concerned about the day care center and how the pond will be secure. Mr. Costa stated there will be a fence around it. She discussed the planting schedule. Mr. Costa stated that they will be installing arborvitaes trees and Ms. Foley asked if he could add additional plantings in front. Mr. Costa agreed to that. She asked about plantings on the east side and Mr. Costa stated the applicant is looking at that lot there and they chose not to put plantings there if they may be torn up in the future. Ms. Foley would still like to see some plantings there. Mr. Costa agreed. The storm water management plan has been received per Mr. Westfall.

Public Hearing Opened:
No one wishing to speak.

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No written comments have been received.

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

Chairman stated there was one call but they did not submit anything in writing but the project was explained to them.

Chairman asked if they could change the color from blue to tan or brown. Mr. Costa agreed.

The conditions of approval will be the elevation status coming back and the approval of ZBA for the signage, show full planting schedule on site plan, show signage on site plan, per Chairman Lacivita.

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

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

Presentations:

- **The Application for a minor subdivision of Brian Foust, 60 Bloomingrove Drive, Troy, NY 12180, for the purpose of approving a 3 lot subdivision of the property located at 60 Bloomingrove Drive, Troy, NY 12180, in an R1 & R3, having parcel ID#: 123.-1-15.**

Mr. Foust presented the application, his surveyor is ill and could not be here. The area will be cleaned up per Mr. Foust. Another access way for the home is planned to connect lot 3 as well. No building is planned for the site right now. This is in the water and sewer district and Chairman asked if the town board needs to do anything. Eric does not believe they do.

Chairman Lacivita wants to make sure they lots are all on a town street before the public hearing. A drawing was also provided for the board to review.

Motion made to make planning board lead agency, accept sketch plan and schedule public hearing for March 27, 2023 at 6:30pm by Ms. Foley and seconded by Mr. Kirk. All in favor.

Old Business/Tabled Discussion:

- **Vandenburgh Condos/Beverly Rose Way – BDC Builders, Inc.**

Eric Westfall spoke about this and there is an issue with the construction site access that crosses over utilities. It was not completely resolved. It is in resolution and may take a little time. The goal is to move construction access away from Stacey Way. No change to the site

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plan. Colton Hill spoke about this. He stated the access to the site was supposed to be between Starbucks and Mulino's office. They now want to bring it to the back side of the other shopping center to keep it from Stacey Way. Chairman Lacivita stated the BD has to control this. Chairman Lacivita stressed to Colton Hill that they need to really make this happen and coordinated so there are no complaints about construction traffic. Mr. Hill agreed. Eric will review the plan for this new construction access.

Chairman asked board members for their agreement to this request. All in favor.

- **The Site Plan Application of Rosetti Companies, 427 New Karner Road, Albany, NY 12205, for (2) 8 unit apartment buildings to be located adjacent to Ludlow Lane in a rezoned R3 district, having parcel ID#: 133.00-2.6.**

This is part of the partridge hill complex. Mr. Hirshberg presented the application. He showed the board renderings of the site and submitted a full set of plan. The zoning has also been resolved. The sewer is being extended from Partridge Hill.

There will be 12 garages to this site.

Mr. Hirschberg stated there is encroachment on Dickson Road.

He also stated there will be about 2 feet of standing water in the storm water pond/storage. Fencing that area was discussed. Ms. Foley asked about planting and Mr. Hirschberg stated that planting is planned.

The applicant is responsible for maintaining this per Mr. Hirschberg.

Mr. Westfall will discuss all of this with the applicant.

FD has a comment on hydrant locations and they will be sending Mr. Hirschberg a letter per Chairman.

Chairman noted the application is complete.

Motion made to make planning board lead agency, accept sketch plan and schedule public hearing for March 27, 2023 at 6:30pm by Ms. Foley and seconded by Mr. Kirk. All in favor.

- Eric Westfall discussed the Meadows. They received a violation for water quality discharge and needed to submit to DEC and per Eric they have done that and appear to be in compliance and the site is under a stop work order for ground digging until the town feels the site is in compliance. There was a follow up walk thru with DEC last week. Eric stated water leaving the site was going into the stream with muddy water coming off of the site.

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DEC also issued the town violations because they feel the town has not given the builder more stop work orders and violations and level of fines. The enforcement policies has been updated along with a changed fine schedule.

Eric Westfall stated there is also a retaining wall structure that was reviewed and will be completed by the end of April.

-Ms. Foley stated there are no handicapped spaces as promised at Wash Boss.

-The sign that got knocked town on Bloomingrove has not been reinstalled. Chairman noted that is a county road and Westfall will make contact to get that reinstalled.

- The overhead lights on ??? only half are working per Ms. Foley

-She asked about a guard rail on the shop rite site going down the hill to Bloomingrove.

-Chic-fil-A double drive thru. How will they get out? How will the traffic flow onto Rt. 4. Eric will look at the site plan to ensure it is ok. Chairman stated as long as they follow the site plan there will be no issue. Chairman suggested a site visit from the PB that the BD will arrange to ensure and understand what is going on with that site. Police Chief needs to be present as well.

- Approval of last month's meeting minutes: Motion made to approve January meeting minutes by Mr. Wilson and seconded by Ms. Foley. All in favor.
- Motion to Adjourn at 7:52pm by Mr. Wilson and seconded by Ms. Foley. All in favor.
- Next meeting date: March 27, 2023

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 . **Please see the Planning Board page on the Town's website to view the application(s).**