

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**April 24, 2023 - 6:30 pm**

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

**Public Hearings: None**

Motion made to reschedule the Foust public hearing to May 22 meeting by Ms. Foley and seconded by Mr. Wilson. All in favor. Notice will be republished.

**Presentations:**

- **The Application for a minor subdivision of Nicholas Gross, Sr., 6 Valente Drive, Wynantskill, NY 12198, for the purpose of approving a 3 lot subdivision of the property located at 211 West Sand Lake Road, Wynantskill, NY 12198, in an R2 district, having parcel ID#: 124-5-22.14.**

Mr. Burroughs explained the application to the board. He would like to create two lots for homes for his children and there will be the remaining 16.5 acres not used at this time. The entire parcel is approximately 20 acres. They are in the process of getting the wetland permit. There will be water and sewer and it is all in the sewer district and municipal water connected from the road. The length of the driveway from the road to both homes is about 800 feet per Mr. Burroughs. Chairman stated the fire district asked that the fire codes for the driveway be in place through the town and Mr. Burroughs will review that. The parcel is surrounded by wetlands per Mr. Westfall. County health must be notified regarding the sewer and Mr. Westfall will take care of that. DEC wetland issues: they are waiting for the letter of delineation. Mr. Westfall will reach out to him. Per Chairman Lacivita he will need to notify the highway department regarding this.

Motion made to accept the subdivision plan and schedule public hearing for May 22 and make PB lead agency by Mr. Wilson and seconded by Mr. Kirk. All in favor.

**Old Business/Tabled Discussion:**

- **Meadows Discussion – William Stewart**

Bill Stewart has questions on behalf of the homeowner's association. He stated he is not representing the HOA. They will not have control until August 2024. He has spoken to many of his neighbors. He would like to discuss who has oversight over the entire development. They are asking the town to make sure everything there is built to specification and engineering plans through the town and board. The HOA when it is turned over will have the responsibility with the infrastructure and they have concerns about the elements of the infrastructure that are not built within the specifications and do not want to "inherit"

**Planning Board  
Meeting Minutes  
April 24, 2023  
Page 2**

any problems because things were not done correctly. They can only share their issues with the town and the board right now. There are about 57 town homes that are occupied. Property values: the assessed value of the 57 is about 3.6 million. If we are not cognizant of how things are built it will affect the quality of like and infrastructure. He is asking that the town and the board maintain their vigilance with this project to ensure everything is completed correctly. He feels the BD is short staffed and hopes that will change to allow for all the new building in the town. Mr. Westfall stated the town will need to sign off on any completed building that has been approved by the board. Chairman Lacivita stated the board needs to ensure all the specifications are completely as approved and correct. We do know there has been history with this project and we need to be very careful. The applicant also needs to know that this was discussed at this meeting.

Mr. Westfall stated this project has taken the most of their time as well as Laberge for oversight. Notices of violation have been given in the past for this project. The town also has a violation for not issuing enough stop work orders. DEC and Army Corp have been on site several times. There is a stop work order in place currently. The design has been modified several times per Mr. Westfall. They have also been working with their engineer for more storm water management areas.

Chairman asked if the developer has worked in good faith to resolve any of this. Mr. Westfall stated not always.

Mr. Wilson suggested that the HOA do an inspection before they take over the project.

Chairman Lacivita suggested that Mr. Stewart stay in touch with the BD and town engineers regarding this to share information.

- **Minor modification to the existing site plan at 76 North Greenbush Road, Troy, NY 12180.**

It was determined that this was not a minor modification and a new application has to be resubmitted per Chairman Lacivita.

**Business Meeting:**

- Approval of last month's meeting minutes: Motion made to approve March minutes by Mr. Ahern and seconded by Mr. Wilson.
- Motion to Adjourn at 7:20pm by Mr. Ahern and Mr. Wilson. All in favor.
- Next meeting date: May 22, 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](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view the application(s).**