

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
May 22, 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:

- **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.**

Nathan Perous, Surveyor, explained the application again for the board and public. Lot 1 is 1.1 acres, lot 2, 3 acres and 16 acres left. He stated DOT is good with the existing curb cut for that area. Chairman asked that he get that in writing. The new house is no where near the wetlands per Mr. Perous. Army Corp has reviewed.

The site is 20 acres. Water and sewer are from 150. They are in the sewer and water district per Mr. Cioffi and there are also no zoning issues. The fire access road was reconfigured to meet code for fire apparatus. Chairman is requesting copies of the easements. There is an existing driveway currently on the property.

Public Hearing opened:

Brian McCrae stated originally there were no turnarounds and width but had not seen the new drawings. There will be a condition per Chairman that there will be adequate width and emergency services turnaround.

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

Chairman stated application is complete and SEQRA form was submitted and reviewed.

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

Condition: Fire and emergency apparatus driveway must meet code for that. Also, written report from state DOT and Army Corp permit for driveway crossing and easement be submitted to the town for approval. Also, all necessary permits that were not discussed.

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

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- **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. Brian Foust discussed the application that has been in front of the board previously. The vacant lots are off Catherine. He presented a stamped updated map and survey to the board which they reviewed. They took away the middle variance as suggested by ZB at their meeting and approved the set back.

Total acres 1.85. 26,000 sq foot lot, 25,000 sq foot lot and lot 3 is existing.

Public Hearing opened:

The public was allowed to view the new map.

Mike Moscatello, Jr., 49 Mazaway asked about the roadway and stated Catherine is not wide enough and where will emergency vehicles turn around? Asked where the turn around is. There is nowhere to turn around and he stated they will turn around in his driveway. He is stating there needs to be a turn around and Chairman stated it is a town road and is pre-existing. Moscatello's will be installing a gate at their lot. He also said the drainage will go to the back parking lot of Moscatello's. Eric Cioffi will look into this. Chairman Lacivita stated there are pre-existing road that never fell into the code. He feels that the roadway should be brought up to standards since a development will be going in there. Turn around and drainage is needed. If the entrance is on Bloomingrove there would be no issue.

Bob Kawalchek, 2 Catherine Ave. He does not have access to the gate and will need it. He has not seen a drainage issue on Catherine and most people turn around in his driveway. What is the town's responsibility to upgrade the road? Chairman said if it is a town road it should be at town specifications.

Peter Kawalchek, 56 Bloomingrove Drive: He said he has not seen any problems with people turning around in people's driveway.

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

Chairman Lacivita said the board needs to speak with the Highway Superintendent.

Mr. Foust stated they have done a lot of homework on this project.

Motion made to table application until the next meeting to get clarification of the town's responsibility and highway comments by Mr. Wilson and seconded by Mr. Kirk. All in favor.

Presentations:

- **The Site Plan Application of Finelli Development Corporation (John Finelli), 359 Broadway, Troy, NY 12180, for the purpose of redeveloping & combining the properties known as 11 Glenmore Rd & 76 North Greenbush Rd; convert the existing single family dwelling at 11 Glenmore Rd into commercial space, construct a 3,200 SF commercial building with a drive thru, at the proposed address of 78 North Greenbush Rd & site plan modifications to ingress and egress on North Greenbush Rd , in a BG district, having parcel ID's: 123.09-2-4 & 123.09-2-6 respectively.**

John Hitchcock spoke about the application. The applicant purchased a small area that was owned by Cole's Collison and also purchased 11 Glenmore and combine both parcels to make it a 1.25 acre parcel. 11 Glenmore will be turned into commercial space. They plan to change the right in and out with this new parcel. The sidewalks will be extended to the south entrance. They will now have 67 spaces. Dumpster will be shared with 11 Glenmore. A vinyl fence is planned to be installed next to the property after 11 Glenmore. There is currently existing water and sewer and a two lane drive thru is proposed to prevent stacking. They want the board's feedback before they do an official site plan. Chairman stated there is a traffic back up to Wanda court now so he would like a traffic analysis/flow. The police chief has concerns as well. We cannot blame this project for that project per Chairman Lacivita. We just need to find out what is going on now. And find out what the Menands Bridge project will flow out of.

Mr. Wilson was concerned at 11 Glenmore and people needing to back out into the main road. Mr. Hitchcock will look into that. Mr. Hitchcock is aware they will need to go before Zoning again for parking variance and get their initial thoughts. Any change so they don't have to back out into the main street will be good per Chairman.

Ms. Foley suggested removing the right-out aspect. Mr. Hitchcock said he would talk to Dunkin and the developer to make sure there is no existing agreement. He will try to get on the next ZB agenda as well.

Motion made to table until June 26th by Ms. Foley and seconded by Mr. Kirk. All in favor.

Old Business/Tabled Discussion:

Pheasant Lane Major Subdivision – An updated map has been submitted and shows the addition of two more SWPPP ponds. One on lot 14 and the other small one on lot 3. The one on lot 20 is where it has always been shown. The lots at the end of Meadowlark each will have their own Rain Gardens. Steve Hartt updated the project: They worked on the drainage. Added another small retention pond and will get treated and released to the back of the land. They added lot 20 as a building lot and move the pond to lot 18 and 19.

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Ms. Foley asked how the pond would be accessed if it is on the property of lot 18 and 19. He said there will be an access added between lot 18 and 19.

Mr. Wilson asked about the ponds and how they need to have the water flow down. Mr. Hartt agreed.

Ms. Foley asked about maintaining the swale and Mr. Hartt stated the HOA is responsible for that. Also, she asked how the area would be maintained and Mr. Hartt stated the HOA is responsible and they want to keep it natural. Chairman Lacivita stated this is a decision for Eric Westfall.

Motion made to table until June 26 by Ms. Foley and seconded by Mr. Kirk. All in favor.

Public had questions but it is not a public hearing. They did ask about their written questions they submitted in March. Specifically blasting. Mr. Mulino stated he can't determine at this time how much blasting it will require at this time. Chairman stated the questions need to be answered in writing so we can review next month.

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

Town Supervisor asked PB to draft a letter in regards to the Hudson Valley greenway and a letter went out May 2. The board reviewed it prior to it going out.

Menands Bridge project: Chairman reviewed the concept plans. There are nine different concepts for the board to review.

- **Motion to Adjourn at 7:53pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.**
- **Next meeting date: June 26, 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).