

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**October 23, 2023 - 6:30 pm**

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

**Public Hearings(s):**

- **The Site Plan Application of North Greenbush Fire District #1, 350 North Greenbush Road, Troy, NY 12180, for the purpose of constructing an addition & repairs/redesign to the storm water management system to the existing Wynantskill Fire Station, at the property located at 511 Church Street, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#'s: 124.6-8-3, 124.6-8-4, 124.6-8-9.2 & 124.6-8-6.1.**

Ed Anker representing the fire district reviewed the plans for the reconstructing and adding a small addition and ADA upgrades. The project is out for bid. They came before Zoning Board in October. Chairman asked about main avenue design guidelines but Eric stated there were no issues. Storm water was viewed and no issues per Mr. Westfall. No additional changes to the site plan. They will match as best as they can to what the outside is currently.

Public Hearing opened:

No one wishing to speak.

Motion made to close public hearing by Mr. Wilson and seconded by Mr. Ahern.

No written comments.

SEQRA application was filed and completed.

Motion made for a Neg Dec by Mr. Wilson and seconded by Mr. Ahern. All in favor.

Motion made for approval with no conditions made by Mr. Ahern and seconded by Mr. Wilson.

All in favor.

**Presentation(s):**

- **Applicant Jacquelyn Evenhouse, 28 A Collegeview Drive, Loudonville, NY 12211, for the purpose of operating a cannabis dispensary located at 716 Bloomingrove Drive, Rensselaer, NY 12144, in a BN zone, having parcel ID#: 144.2-4-1.**

Ms. Evenhouse came before the board last month. She would like to open around the first of the year. She closed on the building. She will be meeting with the FD and PD. She explained she would like to keep the look and integrity of the building and will re-side it and

**Planning Board**  
**Meeting Minutes**  
**October 23, 2023**  
**Page 2**

put some new windows in. Chairman said as long as she meets the design standards she can use darker siding with raw wood and the BD will need to approve it. There will be an addition to the rear of the building. All activity will be in the rear of the building for entering and exiting as well. She is creating additional parking spaces as well. She is asking if the board would like to see a gate for exiting. The board does not require it per Chairman Lacivita. He also stated for the public hearing she will need plans including security plan and interior and exterior plans and blueprints. Ms. Evenhouse also explained that she is required to have a vault. A Knox box will need to be installed. Ms. Evenhouse stated there will be a fence around the property and she would like to come off well water and connect to town water lines.

The document that she receives to be licensed will have to be given to the board. She will also need to provide storm water management plans. She needs to keep in touch with Jim Greenfield the historian because it is an historical building.

Motion made to accept preliminary sketch plan, and pb lead agency, schedule public hearing for November 27 by Mr. Wilson and seconded by Mr. Ahern. All in favor.

- **Discussion(s): None**

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- Business Meeting
  - Approval of last month's meeting minutes – Motion made by Mr. Ahern to accept the September meeting and seconded by Mr. Wilson.
  - Menands Bridge scoping meeting was attended by Chairman Lacivita.
  - Quackenderry meeting with the BD. There will be an application before the board for that project by the end of the year.
  - Motion to Adjourn at 7:10pm by Mr. Ahern and seconded by Mr. Wilson.
  - Next meeting date: November 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](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view the application(s).**