

# Town of North Greenbush Planning Board Agenda

## Meeting Minutes

June 22, 2020

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

**NOTICE IS HEREBY GIVEN** that public hearings will be held before the Planning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

**Time & Place: June 22, 2020 beginning at 6:30 pm  
VIA LIVE STREAM  
[www.townofng.com](http://www.townofng.com)**

**(Click on the top banner that says: Watch Town Meetings, then click on the Planning Board Meeting link)**

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: [building@townofng.com](mailto:building@townofng.com) or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Planning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Monday, June 22, 2020 beginning at 6:30 pm. The following cases/requests will be heard:

**Attendance:** Mark Lacivita (Chairman), Mark Ahern, Dave Wilson, Mary Jude Foley, Richard Laberge, Eric Westfall (Town Engineer), Ian Silverman (Legal Counsel), Steve Kirk, Leanne Hanlon (Secretary), Michael Miner (Building Dept.).

Meeting was conducted via Zoom and at Town Hall with Board Members and applicants.

Everything will be submitted online from now on. The meetings will be live streamed as well from now on per Chairman Lacivita.

- 
- **Public Hearing**
- **6:30 - Site Plan Application of William Dollard, Jr., 26 Francis Drive, Wynantskill, NY 12198, for the purpose of constructing an accessory building at the property located at 351 Peck Road, Wynantskill, NY 12198, in a BN district, having parcel ID#: 135.10-7-8.**

Mr. Dollard lives at 46 Francis Drive. He bought the piece of land a few years ago for storage. He has a large fifth wheel that will not fit in the current bldg. and is asking to build another building to accommodate that. The ZB has approved the plot plan with a condition of runoff cannot go into adjoin properties. The new building will be 18x45.

## Planning Board

### Meeting Minutes

June 22, 2020

#### Page 2

Ms. Foley asked what he can do about the neighbors and Mr. Dollard stated the property around him is vacant but Ms. Foley said someone in the area can see it correct, Mr. Dollard agreed. She asked about landscaping around the new building. She said he could plant shrubbery.

Only storage on the 1<sup>st</sup> floor.

Mr. Miner stated no public comments have not been received.

Public Hearing Opened:

No one wishing to speak along with no written comments.

Andrew Mair – Provided an email to the board which Chairman Lacivita read. He requested shrubs or planting as part of the conditional approval.

Mr. Miner stated he is adding an additional five business days from the hearing for comments. Normally there will be five additional days to get comment about the application but for this one there will not be and Ian Silverman is good with that.

Mr. Miner stated the applicant provided a drawing of the building.

Motion made to close the Public Hearing by Mr. Kirk and seconded by Ms. Foley.

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

Public Hearing closed motion made by Mr. Kirk and seconded by Ms. Foley.

Conditional approval applicant must provide a landscape plan to the BD for approval. He will also need that for a CO per Chairman Lacivita. by Mr. Kirk and seconded by Ms. Foley.

- **Presentations: None**
- **Old Business:**
- **The Application of North Greenbush Builders, LLC, P.O. Box 540, Wynantskill, NY 12198, for a proposed 22 lot single family major subdivision, at the property located at 120 Hidley Road, Wynantskill, NY 12198, in an R2 district, having parcel IDs#: 123.12-8-1.**

## Planning Board

### Meeting Minutes

June 22, 2020

#### Page 3

Preliminary approval was given last month.

Stephen Hartt reviewed the application again. They have had conversations with Mr. Laberge and ? and have gotten a lot of details ironed out per Mr. Hartt.

Chairman Lacivita asked about storm water and sewer: There will be a sewer district extension per Mr. Miner. Details will be worked out as part of the sewer district extension per Mr. Miner.

Chairman Lacivita asked Mr. Laberge if there were any outstanding issues regarding storm water and Mr. Laberge stated no large issues and smaller ones will be worked out in the process. Chairman Lacivita stated the fire district responded with no additional comments.

The only permit is a county highway work permit per Chairman Lacivita and Mr. Miner and Mr. Laberge stated there may be a DOT work permit needed. Mr. Miner agreed.

Eric Westfall stated there are no other outstanding issues.

Chairman Lacivita stated all public comments have been answered.

There will be a petition for a sewer district extension per Mr. Miner. Miner stated it will be either district 12 or 14.

SEQRA form was completed per Chairman Lacivita and a motion was made for a neg dec by Mr. Kirk and seconded by Ms. Foley. All in favor.

Motion made for conditional approval (conditions below) by Mr. Kirk and seconded by Mr. Wilson. All in favor

1. Extension of sewer district
  2. Submission of a storm water plan
  3. All necessary permits must be received (DOT, DEC, etc.).
- **6:30 - The Site Plan Application of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a new site plan proposal, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.2-10. [C100 SITE-new-commercial-C100.pdf](#)**

Storm water and Landscaping details from last meeting.

## Planning Board

### Meeting Minutes

June 22, 2020

#### Page 4

Mr. Hartt explained that the ZB will hold a meeting this Wednesday for the other approvals.

Mr. Hartt explained the ZBA approved the lot setback and parking will be discussed for approval with ZB Wednesday. He also stated he responded to some public comments as well.

Architectural Design, Ms. Foley reviewed with Mr. Hartt including landscaping. She also wants to make sure the dumpster enclosure will be vinyl and Mr. Hartt agreed.

Comments read as part of the Public Hearing.

Chairman Lacivita read some questions:

What is the intended use of the proposed building , is it a bakery? Asked by Mr. Mair

Line of site: Mr. Hartt explained that they pushed the building out further but a neighbor asked about it impeding line of site. He explained the building has been pushed back a bit to avoid this.

Mr. Miner stated he is keeping with the Rt. 4 guidelines.

Archeological site? It is not near that per Mr. Hartt.

ZBA approved the setback per Mr. Miner.

They will be going before ZB Wednesday for parking variances, etc.

They have been working with Creighton Manning regarding storm water issues.

Conditions:

Sign

ZBA determinations

Landscaping plan to BD

Storm Water Details

Vinyl dumpster enclosure

SEQRA determination: Motion made for a neg dec by Mr. Kirk and seconded by Ms. Foley. All in favor.

Motion made with above conditions by Mr. Wilson and seconded by Ms. Foley. All in favor.

## Planning Board

### Meeting Minutes

June 22, 2020

#### Page 5

- **The Site Plan Application of DF Acquisitions, III, LLC (Dave Mulinio), 27 Burton Lane, Albany, NY 12211, for the commercial development at the property located at 24 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1. (Link to plans are on the website below the agenda)**

Dave Mulino spoke and stated no changes from last meeting. He also upgraded the landscaping as requested by the Board. He has all his Army Corp permits but has to be signed by Steve McGloghlin.

Chairman Lacivita stated once this project is complete he needs a plan submitted to the BD showing things to Glenmore Road for his property.

Conditions: All Army Corps permits must be gotten

Landscape plan submitted to BD, Traffic signage as a condition

Landscape plan from North end to south end of town lines to Glenmore Road

Final dumpster on site plan

Appropriate Traffic signage on site plan and reviewed by Mr. Westfall

Mr. Silverman has no concerns.

Motion made for a neg dec by Mr. Wilson and seconded by Mr. Kirk. All in favor.

Fire panes and hydrant locations.

Motion made for conditional approve with conditions above by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Meadows, Review of phase 2 of The Meadows PDD Project.**

Approve a resolution for the meadows. He appeared on June 8<sup>th</sup> before the board.

Eric Westfall stated there was a meeting Friday and they came up with a significant punch list.

-refinement of map of area of disturbance, refining map to show things that are acceptable and define disturbance area. Storm water, SWPPP. Mr. Westfall stated they agreed an many things regarding the site. He said they also looked at the next phase and looked at the grading, etc. and that it will need to be inspected periodically.

## Planning Board

### Meeting Minutes

June 22, 2020

Page 6

Mr. Miner stated go ahead with grading but Laberge Group needed to be involved and it is not time for Phase 2 approval yet per Mr. Miner.

- **New Business:** None
- **Discussion:**
- Business Meeting:
- Mr. Miner stated the approved 608 Bloomingrove Drive Project is on hold at this time.
- Chairman Lacivita stated he was informed that not all interested agencies are receiving site plans and applications and all paperwork. Mr. Miner stated most agencies need to send electronically and copies to the BD. Paper copies can always be provided if electronic is not accessed.

Mr. Wilson is asking the minutes to be sent as a PDF file

Approval of June 8, 2020 meeting minutes: Motion made to approve June 8<sup>th</sup> minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.

- Motion to Adjourn at 7:55pm by Mr. Wilson and seconded by Ms. Foley.
- Next meeting date: July 27, 2020

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 proposed plans.**

BY ORDER OF THE PLANNING BOARD DATED: June 15, 2020, Mark Lacivita,  
PLANNING BOARD OF NORTH GREENBUSH.