

Town of North Greenbush Planning Board
Meeting Minutes
January 25, 2021

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that a Planning Board meeting 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: January 25, 2021 beginning at 6:30 pm

VIA LIVE STREAM

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 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 (preferred) 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, January 25, 2021, beginning at 6:30 pm. The following cases/requests will be heard:

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

- **Public Hearings:**
- **The modification of the Site Plan Application of Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID#'s: 133.-2-15.12, 133.-2-16.1, 133.-2-16.2 & 133.-2-17.**

Andrew Mair and Brian Zwiig have made written comments for this application. Mr. Miner also received a comment by phone by Mrs. Pitcher who lives next door and that there would be another grocery store and that North Greenbush is building too much, greenspace, screening for privacy etc.

Chairman Lacivita also read the other written comments for the board and public and will be part of the record.

Mr. Miner also noted for the public on how to send or call your comments in.

Tin Freitag, Bohler Engineering spoke and Mr. Miner shared the site plan and map for everyone. Mr. Freitag would like to amend the existing approved site which he has been before the board several times about. The preliminary site plan was approved in November 2020 and they would like to move forward with the plan. He discussed the comments they received. Traffic has been thoroughly reviewed with DOT. They match the Creighton Manning Plan and there will be a traffic signal on Rt. 4 to be installed. He also discussed landscaping and where that will be. They have also salvaged some existing trees on Rt. 4 which was requested.

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He showed on the map where and when deliveries would be made without interfering with any parking spaces. The loading dock is on the southern side of the building because of the residential area next to the project. He also said, because of the comments from Mr. Zweig is that the other Aldi's is over 5 miles away and they have no plans to close that as of now.

There is only 42% lot coverage for this project and therefore not overdeveloping this parcel (75% is allowed).

The slanted roof is now facing route 4. Freitag went through all the changes to the project which were suggested by the board and public comments including a reduction of the footprint to 22,000 square feet.

Ms. Foley suggested that lighting should be facing down. She also suggested shrubbery next to the neighbor Mrs. Pitcher to block noise and view along that property line. Mr. Freitag agreed. She asked what the hours of operation would be and Mr. Freitag stated right now there is only Aldi's in front of the board (normal business hours) and the future proposed fast food building may operate at a different schedule. Chairman Lacivita stated we should discuss the grocery store hours now and we can update hours of another tenant another time. He noted Cumberland Farms next door is 24 hours. It was decided 6am-midnight for Aldi's. Signage is a ZBA concern that will go before them per Chairman Lacivita. Mr. Miner stated there are no architectural issues as far as the Rt. 4 Guidelines. Chairman Lacivita asked if there were any outstanding items and Mr. Miner stated after meeting in the office and through these meetings there are no outstanding issues. However, Ms. Foley asked for some white hardy board so there is not so much brown. Mr. Freitag stated without being the architect he cannot decide so Mr. Miner will put those suggestions in writing to them and let them decide because they have been very receptive. The board is in agreement with this.

Chairman Lacivita stated all questions have been answered.

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

Conditions: Get a response to the front elevation recommendations for the BD to review. Check to make sure all fees have been paid. DOT and RC Highway permit, easement for Bloominggrove Vet and sent to town attorney, storm water signoff, planting schedule and lighting design to include buffer to neighbor, architectural design for the proposed restaurant and hours to be approved in the future.

Chairman Lacivita asked if there is any IDA involvement in the project and Mr. Freitag stated there is not.

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

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

- **Presentation & Discussion:**
- **The Site Plan Application of Amy Peters, 20 Willow Lane, Wynantskill, NY 12198, for modifications to existing site and change in use, at the property located at 148 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.13-1-3.**

Chairman Lacivita stated this is the ARC Building which was a residential occupancy and the proposal is for rental office space. Modify the site plan to increase parking and add a one way entrance. The site plan was shown to the public and board.

Sean ? spoke about the application and the proposed site plan which now has 3 additional parking spaces and turn the lot sideways so you are facing east to west and have a one way entrance added so people can pull in safely. Chairman Lacivita explained that the handicapped accessibility needs to be on/added to the site plan.

The plan is to turn the rooms into executive suites or offices per Sean. The square footage is 4,000 feet. Chairman Lacivita stated the Fire Chief asked who owns the building because there was a fire alarm activation and they did not know who to contact. Sean will let the owner know because he has not purchased it yet.

Sean said the plan is to have about 10 offices/meeting rooms. There are 7 bedrooms currently and if everything is rented there should be 7 people in the offices.

Mr. Miner stated the BD needs a building plan and narrative and show the number of tenants so parking can be determined. He also stated the site plan needs to show the entire site to make determinations. Eric Westfall and the water department would like to meet the applicant on site for water service purposes.

He spoke to DOT about the curb cut and they said he needs to provide them with a site plan as well.

Chairman Lacivita told the applicant he needs to meet with the BD and get a site plan and lighting plan for next month's meeting.

Motion made to table until February 22 by Mr. Wilson and seconded by Ms. Foley. All in favor.

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Old Business:

- **The site plan application of D.F. Acquisitions III, LLC., 1 Coyote Lane, Troy, NY 12180, at the property located on NY Route 4, having parcel ID#'s: 123.-1-1.1 and 123.-1-3.111, within the 50 North Greenbush Road and Vicinity Planned Development District.**

Luigi and Dave Milino discussed the outstanding items and Chairman Lacivita stated they received a comment outside of the required time but it was forwarded to the BD.

Speed bumps are no longer allowed per Chairman Lacivita and the Fire Marshal so some will be removed. Mr. Miner stated they are permitted with approval from the BD but typically they do not approve them. He read all the items that were answered and taken care of.

Ms. Foley asked about a square box on the plan and it is either the catch basin or transformer. She asked about the box because she would like him to continue the row of trees past 2 Stacey Way. The applicant will look at that.

Mr. Miner discussed changing some signage, which they will do.

Chairman Lacivita noted there has been two public Hearings and many comments have been addressed. If establishment of fire lanes are required that is between the fire district, town board and fire marshal and police chief and this will be a condition. Any parking, traffic restrictions, stop signs and fire lanes will be discussed with the police chief and town board as a condition.

Motion made to approve site plan with above condition by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **New Business: None**
- **Business Meeting**
- **Approval of last month's meeting minutes:** Motion made to approve December 2020 meeting minutes by
- **Motion to Adjourn:** Motion made to adjourn at 8:30pm by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **Next meeting date: February 22, 2021**

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 proposed plans.