

Town of North Greenbush Planning Board

MEETING MINUTES

MARCH 22, 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: March 22, 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, March 22, 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 Minor Subdivision Application of Christopher & Polly Coyne, 4564 NY Route 43, Rensselaer, NY 12144, for a two lot subdivision, at the property located at 4564 NY Route 43, Rensselaer, NY 12144, in an AR district, having parcel ID#: 145-8-1.1.**

Christopher and Polly Coyne discussed their application. They are selling the lot on Rt. 43 with a current house. There is another lot they will live on and gave an easement to the driveway there per Mr. Coyne. The lot on Mountain View will have water and septic. The existing home is on a well on the existing Lot. The Lot with the home is two acres and the Lot 2 is 1.97 acres. Mr. Miner put the lot plan on the screen for the board to see. They also have hard copies of it. There is no zoning issues and the lot sizes are good per Mr. Miner. The easement needs to be attached on a final map when they submit their plot plan is approved per Chairman Lacivita.

Public Hearing opened:

There are no comments for this application.

Motion made to close Public Hearing by Mr. Wilson and seconded by Mr. Kirk. All in favor.

Unlisted SEQRA. Motion made for a neg dec by Mr. Wilson and seconded by Mr. Kirk. All in favor. Conditions: Easement description be approved by counsel, and county health department issue approvals for septic new Lot 1.

Planning Board

Meeting Minutes

March 22, 2021

Page 2

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

- **The Site Plan Application of 128/130 Main Ave, LLC, P.O. Box 370707, Brooklyn, NY 11237, for the modification of the existing site plan of the property located at 115 Main Ave, for the purpose of allowing a hardware store use within the existing building, in a H (Hamlet) district, having parcel IDs#: 124.5-3-20.**

Mr. Dingley spoke about the application he presented to the PB last month. This was before the ZB in March as well for parking.

Mr. Miner showed the site plan and sketches for the project. Mr. Dingley stated they are going to follow the design guidelines. He showed on the rendering where the canopy will be and explained how deliveries will work and where. He said if traffic is higher than expected they will change the delivery times. The existing greenspace will be used for snow storage. There will be 2 main entrances into the building. 4 parking spaces will be removed from the front of the building due to safety hazards. There will be an overhead door on the front of the building along Main Avenue. Mr. Dingley stated the architect will be doing some samples of parking from other hardware stores and businesses to get an idea of what parking is needed. Chairman Lacivita spoke about the traffic flow into the business. He asked how many customers are expected coming and going and deliveries. Mr. Dingley stated the deliveries will be done by a box truck. Mr. Dingley stated the current parking markup is perfect and they do not need to do anything. It is expected to have no more than 5 employees there at once per Mr. Dingley. There is also enough room to install a dumpster pad and Ms. Foley asked how they would enclose the dumpster and Mr. Dingley stated there is no plan to. The one currently on site is enclosed. Mr. Dingley stated he would take direction from the board as to what to do.

Ms. Foley asked about storage. How are people going to pick up items in the front (mulch, etc)? Mr. Dingley stated they will provide carts.

Chairman Lacivita stated we need to see on the plans where propane storage will be.

Public Hearing opened:

Anonymous email read by Chairman Lacivita opposing this.

No other comments received.

Public Hearing will be left opened for 5 days to allow for additional comments.

Planning Board

Meeting Minutes

March 22, 2021

Page 3

Motion made to close public hearing and table until April 26th assuming ZBA takes final action by Mr. Kirk and seconded by Ms. Foley. Written comment can be received on this for the next five days. All in favor.

Motion made to table this until April 26th meeting by Ms. Foley and seconded by Mr. Kirk. 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.**

Mr. DeCelle would like to turn this into executive office space. The bedrooms would be turned into office space and would be used for people who do not usually meet clients in person. There would be six offices and lobby, bathrooms etc. Time would be 8am-6pm. Does not expect people to be there all the time and no changes will be made to the exterior of the building. They want to just add additional parking spots. The current use is non for profit so this now will generate revenue for the town. They added a walkway to the right of the upper parking lot. Mr. Wilson asked if there will be signs for all the individual offices and Mr. Decelle stated the sign in the front will just say 148 North Greenbush Road and then once inside there will be signage.

Per Mr. Miner there are no code issues but will have to look once he presents something for the inside of the building work. Mr. Decelle stated they will paint the inside and meet any ADA requirements that is all he can see for now. Mr. Miner stated he needs to show the storm water management on the plan. Mr. Decelle did say the prior use was a special needs home so it is set up for easy access.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing for April 26th by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Site Plan Application of Alexis Diner (Alex Lekkas), 294 North Greenbush Road, Troy, NY 12180, for modifications to the existing site, for the purpose of constructing a roof structure over the existing outdoor patio, at the property located at 294 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-15-7.**

Mr. Lekkas would like to put a roof over the existing patio. Not increasing anything just a roof. They know they need a variance for that because of the side yards. Mr. Pakatar

Planning Board

Meeting Minutes

March 22, 2021

Page 4

stated at the ZB meeting sound came up as an issue so now they are proposing a fence as close to the roof structure as possible and some bamboo plantings to help with noise to the neighbor. This will buffer the sound per Mr. Pakatar. They will be going back to the ZB for a variance and for an 8 foot tall fence. (rough pine and sold and treated with a clear sealer). Chairman Lacivita asked how many can be seated at full occupied. Mr. Lekkas stated the noise from the street is louder than any conversations on the patio. Mr. Miner asked the size and it is 44 x 18.5.

Ms. Foley asked about drainage and Mr. Pakatar stated it will not change or increase and not adding to it. The drainage will come down onto the vegetation and the new vegetation.

Motion made to accept sketch plan PB lead agency and schedule public hearing for April 26 by Mr. Wilson and seconded by Ms. Foley. All in favor.

Old Business: None

New Business: None

- Business Meeting
- Approval of last month's meeting minutes: Motion made to approve February meeting minutes by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn at 8:28pm by Mr. Wilson and seconded by Ms. Foley. All in favor.
- Next meeting date: April 26, 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.**