

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
September 27, 2021 6:30 pm

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

Public Hearings: None

Presentations: None

Tabled For Further Discussion

- **Referral from the Town Board – The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.**

No one is here for the presentation

Motion made to table until October 25 by Ms. Foley and seconded by Mr. Ahern. All in favor.

- **Referral from the Town Board – The Forrest Ridge, 240 West Sand Lake Road, Wynantskill, NY 12198, Forest Ridge, LLC, c/o Mark Van Vleck, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property approximately 66 acres, having parcel ID#: 135.-2-7.1.**

No one is here for the presentation

Motion made to table until October 25 by Ms. Foley and seconded by Mr. Kirk. All in favor.

Addition: Project at 604 Bloomingrove Drive (Aldi's). They have made a request to do some clearing. Chairman stated they can do that. They also applied for grading in the property next to this and that was approved. Mr. Westfall stated they submitted a new SWIP. They also talked about a waiver of clearing more than 5 acres. They are not over but close so they are requesting a waiver. The grading permit was or will be approved.

Mr. Tom Rento Lia Realty Group: spoke about the application as well. The engineer, Mr. Westfall Eric and Chairman met on the site to see about additional clearing. The homeowner that was at the end of the site owns the property across that road. They agreed those trees have to go. The healthier larger trees will not be disturbed. Dead trees and brush will be taken out of there. He does not know when they will address phase 2 but will come back for that. They are also looking to purchase some of Bloomingrove Drive from the county/town. Chairman Lacivita stated the above will provide a good landscaping plan to the area that does not look that good. Mr. Rento stated he will be presenting a formal landscaping plan to the board. About 25 trees have been tagged to stay per Mr. Westfall. There will be trees that stay for a buffer per Mr. Westfall. Arborvitaes will be planted across the perimeter of the only property owner there per Mr. Rento.

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Old Business: None

New Business: None

- Business Meeting
- Approval of last month's meeting minutes: Motion made to approve August meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.
- Comments have been received for 76 North Greenbush Road from Chief Keevern. Chairman Lacivita met with state DOT as well. There will be a meeting tomorrow with the applicant and the Chief and Chairman Lacivita. DOT is good with the right in and right out per Chairman Lacivita. Ms. Foley asked that even if DOT approves it can the board deny it? Chairman Lacivita stated we have already approved it. The traffic engineers are looking into all the traffic in that site per Chairman Lacivita. DOT will take a careful look at it. We cannot have traffic turning on Glenmore road with a left turn per Chairman Lacivita. There was also wording in the conditions about if the drive thru gets bad day after day the BD can shut it down as a protection if it gets bad. Mr. Silverman is concerned that we are approving something that could cause problems. Chairman Lacivita stated we have put many safety precautions in the conditions and plan.
- Ms. Foley spoke about the Enzien property. There are no handicapped spaces in the side of the bldg. south end. Mr. Westfall stated they will pay them a visit. She also stated there are no arborvitae planted yet. She noted there is water and leaking. Mr. Westfall will take a look at it.
- Chairman Lacivita stated North Greenbush road?? (Old DeFrestville FD) There is no fencing surrounding the mechanicals/equipment and it needs to be there (it needs to be screened) per Chairman Lacivita. Mr. Westfall will take a look.
- Motion to Adjourn at 7:38pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: October 25, 2021

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 proposed plans.**