

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**January 22, 2024 - 6:30 pm**

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Greg DeJulio, Eric Westfall (Town Engineer), Phil Danaher (counsel).

**Public Hearing(s):**       None

**Presentation(s):**

- **Site Plan Application of Dyhaan Inc., 835 New Dover Road, Edison, NJ 08820, for the modification of the site plan for the proposed development of the Quackenderry PDD, for the construction of a 5-story, 107 room hotel on 3.89 acres located off Van Allen Way in a PDD district, having parcel ID#: 144.-10-33.13.**

This was referred to this board by the town board. Mr. Nick Costa, Advanced Engineering, presented the application. He provided maps and renderings for the board. Slight modification per Mr. Costa-to allow a five-story hotel instead of a four story. The plan originally only showed 4 stories, but information stated 5 stories. Mr. Costa presented the board the new rendering. Chairman Lacivita looked at local law but there is no explanation as to why it was limited to 4 stories before. This would increase to 107 rooms. This is the third amendment per Chairman. Counsel stated simply do another local law so it is not broken up and this will supersede all the others. That was his suggestion. We will start the process but can't finish without the new local law.

The board received a letter from the fire district that notes 7 items. They are asking for two entrances. The Fire District also questioned water pressure. Per Mr. Westfall it comes off of water district 18 and is not a problem. Ms. Megan Miner spoke width of entrances. Mr. Costa stated he will look at alternatives for a second entrance. Chairman Lacivita stated the FD comments that they are not concerned about the height of the proposed hotel. Chairman stated the town board specifically asked us to look at the increased height of the building modification. We cannot issue a recommendation because we don't have the new local law.

Ms. Foley asked if there would be any banquet rooms in the new facility. They are not sure yet. Ms. Foley is concerned about the increased traffic banquet rooms would cause. She suggested possibly doing another traffic study. They could be meeting rooms and not banquet rooms. Chairman stated if there are banquet rooms or a restaurant, we need to look at traffic and parking now.

Chairman suggested if that changes the site plan will need to change to show additional parking for anything that may go into the hotel. Chairman of Fire Commissioners stated the height is not an issue. Motion made to table until the local law is done and the three prior are combined for Feb 26 by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

**Old Business/Discussion(s):**

- **Update on the application for a major subdivision of Cape Enterprises HV, LLC, 89 Macha Lane, Wynantskill, NY 12198, for the purpose of approving a 50-lot twin home subdivision, located on an 18.05-acre parcel on Williams Road, in a R3 district, having parcel ID#: 123.-3-8.1.**

Steve Hartt, Hartt Engineering spoke about the application. They were before the board in September and are working with SHIPPO ad also met with the town last week. They are working with Taricon on sampling of ground water and soil to see if there are any concerns.

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Mr. Hartt showed a rendering of the proposed site There will be town water available.

Chairman spoke about traffic. Little Red school district will need to comment and get the plans per Chairman as well as Fire, PD, Ambulance, DOT, County, County Sewer and Health and Van Rensselaer Manor. PB has concerns with any interested agency we send a copy as well. The town will look at water and sewer per Mr. Westfall. Chairman stated that because this is a private road it needs to be clearly noted on the site plan and clearly aware to anyone buying any of these homes. Water and sewer will be owned by the town and maintenance

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but not the road because its private road and the town does not maintain it. There will be a lot line adjustment because of the ball field. Fencing and screening along the little league fields: Mr. Hartt will add that to the plan because the little league can cause noise. Emergency access to the ball field and the Manor. Mr. Hartt stated there will be a gate and Knox box. Chairman Lacivita asked Mr. Hartt to make sure the traffic study address the roundabout traffic.

Mr. Ahern asked if Mr. Hartt spoke to any adjoining neighbors and he plans to do that.

Ms. Foley asked if anyone has spoken to Gardner Dickinson and Chairman stated we would not because right now it's little red district who contract their students to GD and their responsibility to advise GD.

Ms. Foley asked about the northwest access to the ponds. Mr. Hartt stated they will have a gravel access there.

She also asked if the adjoining homes are well or town water in case there is any disturbance to their wells if that is what they have. Mr. Hartt does not know but will look into it. Mr. Westfall stated this will all be addressed for the site plan. Mr. DeJulio asked how far away are some of these to the Valley Cats Stadium. It is across the street but he is suggesting a fence by Lot 15. He also asked about the 2<sup>nd</sup> field and there are a line if trees and are they coming down. Mr. Hartt stated it is not planned to take any trees down. Mr. Hartt stated he will get the plans to all the requested entities.

Motion made to table until the March 25 meeting in order to complete what is requested by Mr. DeJulio and seconded by Ms. Foley.

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- Business Meeting
  - Approval of last month's meeting minutes-motion made to approve December 2023 by Mr. Wilson and Ms Foley. All in favor
  - Motion to Adjourn at 7:25pm by Mr. Wilson and seconded by Mr. Ahern. All in favor.
  - Next meeting date: February 26, 2024

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).**