

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 26, 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):

- **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. Referral from Town Board.**

Referral from Town board per Lacivita. Chairman stated the only discussion is changing from 4 to 5 stories and the additional room. The town code permits a five-story building.

Nick Costa and Megan Malone spoke about the application. Ms. Malone has a draft to the local law so the Town Board can adopt it. He noted that the applicant could not make the meeting. Mr. Costa feels the parking is adequate. Chairman asked what the sq footage would be for the banquet facilities. That will determine parking requirements. Ms. Malone stated the builder has not fully determined conference rooms at this time. It is not the intention to make it a big banquet facility.

This was noted as a public hearing incorrectly, but Chairman will allow public speaking. Ms. Foley asked why the 5th floor only has 7 rooms? Mr. Costa explained that some of the 5th floor rooms will be larger and extended stay rooms. She would like to know what the plan is for the 5th floor. Chairman stated we are only looking at the addition of the 5th floor. He also stated the town board will look at those other details. This is not a site plan review per Chairman Lacivita.

Morgan Ruthman is the property owner. He discussed local law and PDD and Mr. Danaher stated there will be a part C for the PDD allowing this.

Andrew Mair, DeFreestville: Asking if a traffic study has been done for the hotel. Chairman stated tis would be for the town board at their public hearing that can be asked.

Motion made to write a report to the Town Board that addresses concerns regarding height, number of rooms (107), use other than hotel rooms be clarified, emergency access and traffic. These are this boards concerns made by Mr. Wilson ad seconded by Mr. DeJulio. All in favor.

- **Site Plan Application of Bloomingrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing two mixed-use buildings consisting of 260 middle-income apartment rental units with basement level parking and retail/commercial on the first floor of each building and to construct an Ambulance Corp. building located at 726-728 Bloomingrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.**

Chairman Lacivita explained the process thus far for this application. He also read local law and 3 sections to this and the local law that was adopted and change the zoning. The PB has no jurisdiction for any of that local law. Van Allan Apartments asked for a density change in for local law 4 in 2012. Local

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Law 1 of 2023 established mix use for Quackenderry Commons and the zoning law is in place. Chairman stated we are only discussing the change from a 4 story to 5 story. Town board has also sent this board a referral for this. We will be doing SEQRA for the site plan. Chairman has spoken to DOT and have received the plans for this project. RC Planning, Health and Sewer have received copies as well as City of Rensselaer. East Greenbush planning board has also received plans per Chairman Lacivita. He also spoke to East Greenbush Central School District and they have responded. All utilities departments have also received this. Also, Nigro companies was asked if the sites could be connected, and they have no interest in doing that per Chairman.

Any questions asked tonight do not have to be answered this evening per Chairman. This was not supposed to be put on as a Public Hearing but was heard as one. Chairman Lacivita stated social media has very incorrect information and untrue information. Scott Lansing and Alana Moran spoke about the project. He stated the town board has done a public hearing as well. It is also consistent with the PDD. 24.53 acres. Mr. Lansing presented a rendering of the site. Parking there is 145 spaces within the apartment building and some exterior. 48 spaces along the building (building 1). Building 2- 155 apartments and common/amenities areas. 120 interior and 25 exterior and parking in front and around the building. The apartments will have a gym and roof top amenities. Ambulance Corp building 7022 sq feet. Water and sewer will be public utilities. This is consistent with the PDD that was amended in 2023. There was a traffic study done in 5/22. Alana Moran spoke about the traffic and traffic study. She went over how this will impact traffic in the area as well as Rt. 4 and Bloomingrove – Level C and pm peak is level D

Bloom east/west – Level service C and E

Bloom north / south-

Washington Ave/Rt. 43 – Service C am and pm peak hours

Expected generated 150 new vehicle trips in the morning

160 evening hours trips

180 weekend traffic trips. She stated the traffic plan has fewer trips now as compared in 2008.

Site distance was also looked at and she stated some clearing will need to be done.

They will discuss this with DOT and they do have the study report.

Eric Westfall asked about some of the study where traffic can be rerouted.

Chairman is asking Ms. Moran to speak directly with the County. She will let the board know so they can attend if needed. Mr. DeJulio asked if the volume and data was from 2022 and Ms. Moran stated it was. Mr. DeJulio stated that since then Chic-fil-A, Aldi's, The Bunker have been added to the traffic. She did state they were added in. Ms. Foley asked if the county or state will consider a circle at Washington and 43. Ms. Foley also asked about stacking north on 4 making a left into Building number 1. Ms. Moran stated there is room for stacking 7 vehicles in that area. Ms. Foley mentioned the cannabis dispensary going in on Bloomingrove near Stewarts that could cause issues. Ms. Moran will take a look at that.

Chairman Lacivita reviewed the submissions and comments with the board and public, which Ms. Moran and Mr. Lansing have received.

John Sroka, DeFreestville. Ambulance commissioner. He read information from back in the 70's. There has been unexpected growth as well.

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Kathy Allen: President of NGA. Where the ambulance is located now is in the northern most part of the town and can take up to 10 minutes to get to the Defreestville area. She said this other ambulance building will make a big difference to the care for the people of that area. She did mention the stacking in the area of the new Ambulance building and will cause an issue for the ambulance.

Mr. Ahern asked what the cost to the town will be. She stated \$4,000,000. Just for the building.

Ryan French: Director of Operations North Greenbush Ambulance.
He is explaining how more ambulance staff is needed. Their current building was built in 1947 and sold to Ambulance in 1980 by the FD for \$1. He stated the demand for EMS is going up. He noted the response time from their current location.

Brian McCrae: North Greenbush Fire District Chairman: He stated he spoke to the developers with their needs and they have accommodated. He also supports the new Ambulance garage. No concerns on fire operations on this site now.

Brian Swag, 32 Clearview Terrace: He has traffic concerns with this project and currently. These issues have been there for some time. He said a service road was also discussed but not mentioned tonight.

Chairman Lacivita stated he did provide plans to a study group and told them of the public hearing this evening but he has not heard from them including Region 1. He said PB does not have the right to delay something because there is a study in progress. The board is frustrated that they have received no response.

Andrew Mair: DeFreestville: He discussed the traffic studies. He said there were 4 options for connectivity. Emergency access options. The apartment have only one way in and one way out which can cause problems if any of these complexes have to evacuate.

Jim Brady: City of Rensselaer. Quackenderry Creek will be a problem. DEC has been notified. He discussed Rensselaer water and sewer. He understands traffic is horrible. He is asking that the board look at it very well.

Andre Lapins: Bloomingrove Drive. Pedestrian traffic? How will the foot traffic work.

Chairman Lacivita spoke about animal control regarding a comment he received. The Humane Society no longer has a contract with the town of North Greenbush. There is also a animal warden who has the option to house and get veterinary care and there is a provision for that.

Motion made to close the public hearing by DeJulio and Wilson. The record will remain open for 10 business days to allow for additional comments. All in favor.

Laberge will get this plan in a few weeks per Mr. Westfall.

The applicant will wait to be back on the agenda after Laberge comments (April Meeting).
Motion made to adjourn the application until April 22 by Ms. Foley and seconded by Mr. Wilson.

Presentation(s):

- **Sketch Plan Application of Wynantskill Solar, LLC, represented by C.T. Male Associates, 50 Century Hill Drive, Latham, NY 12110, for the development and construction of a 3.3 MW ground-mounted solar farm at 163 West Sand Lake Road in an R2 district, having parcel ID#: 124.-5-9.11.**

This was originally looked at for a apartment condo units. That plan has been withdrawn.

Martin Schmidt, CT Male Associates: 3.3 MW solar project. A full study has not been done yet and this is in very preliminary state. Split into 2 arrays. Interconnection to the existing power lines. He is working on access to the site as well. It meets code per Chairman. Mr. Schmidt stated they will provide landscaping to the site for screening. Chairman stated there is no solar code in town. Chairman asked that they work closely with the BD. Mr. Cioffi stated this is a BG district not R2 as noted on the agenda. Chairman stated they need to meet with the BD to make sure they have everything before they come back before the board. Chairman stated this does not affect traffic. Impact on neighbors? These are things the board will be looking for when they come before the board for site plan review.

Old Business/Discussion(s):

- **Pheasant Lane Major Subdivision – An updated map has been submitted and shows the addition of two more SWPPP ponds. One on lot 14 and the other small one on lot 3. The one on lot 20 is where it has always been shown. The lots at the end of Meadowlark each will have their own Rain Gardens.**

Steve Hartt, Hartt Engineering. This has been before the board since August 2022. Eric said they are still working on some SWIPP items. Mr. Hartt stated they received a letter from Laberge and are following up with them on their comments. Snow removal detail and easements: They still need to speak with highway dept. Mr. Hartt did show where it will be though. Sewer extension is in progress. These will be town roads and will be built to town standards.

No comments were received from the school district. No blasting will be done per Mr. Hartt. There will be an HOA or something similar.

SEQRA: Part 1 complete. Chairman Lacivita read the document. SEQRA short form was completed.

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

Conditions: All items in Laberge letter be addressed. Storm water management and HOA be reviewed by Counsel. Sewer district extension by town board. Snow removal. Town acceptance of the roads, all appropriate permits and approvals.

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

- **The Site Plan Application of Finelli Development Corporation (John Finelli), 359 Broadway, Troy, NY 12180, for the purpose of redeveloping & combining the properties known as 11 Glenmore Rd & 76 North Greenbush Rd; convert the existing single family dwelling at 11 Glenmore Rd into commercial space, construct a 3,200 SF commercial building with a drive thru, at the proposed**

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address of 78 North Greenbush Rd & site plan modifications to ingress and egress on North Greenbush Rd, in a BG district, having parcel ID's: 123.09-2-4 & 123.09-2-6 respectively.

John Hitchcock ABA engineers spoke about this project. Required is 149 and they have 65 spaces. They received that variance in October last year. Proposing a restaurant with drive thru on new property. He explained where parking and drive thru traffic will go. Close off the right in on Rt. 4. They previously spoke with DOT and are waiting for written approval. He showed the board an updated rendering.

Chairman said DOT will review this. Highway Engineer needs to review because of Glenmore Road.

Chairman asked what kind of fast-food restaurant. Mr. Hitchcock had a tenant but they are no longer interested. Mr. Hitchcock said he reviewed the PD comments so they altered it a bit. Flashers will be added to the crossing.

Motion made to accept sketch plan, PB lead agency and schedule public hearing for March 25th by DeJulio and seconded by Ms. Foley. All in favor.

- **Referral from the Town Board regarding the Transportation Corridor Overlay District Repeal Law.**

Michael Ginsberg spoke about this along with Mr. Charles Carletta. Town board

Motion made that the PB has no objections for them to take lead agency on this by Mr. Wilson and seconded by Ms. Foley. All in favor.

Business Meeting

- Approval of last month's meeting minutes: Motion made to approve January's Meeting minutes by Mr. Ahern and seconded by Mr. DeJulio. All in favor.

Chairman distributed a draft for Building Department practices and policy. Draft Policy attached. Motion made to accept by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- Motion to Adjourn at 9:12 by Mr. DeJulio and seconded by Ms. Foley. All in favor.
- Next meeting date: March 25, 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 . **Please see the Planning Board page on the Town's website to view the application(s).**