

**Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198
Meeting Minutes
August 11, 2021**

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner (Building Department), Robert Ewing, Tony Crucetti, Louise Germinerio-absent, Al Kolakowski-absent (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French also explained the special permit rules.

Old Business:

Application 21-30, for the area variance requests of John Finelli, 359 Broadway, Troy, NY 12180, for relief from the number of parking spaces required (72), relief from 10ft. parking setback requirement, relief from maximum lot coverage requirements of 75% and minimum setback requirements for a sign of 15 ft., for the purpose of redeveloping the site at the properties located at 9 Glenmore Road and 76 NYS Route 4, Troy, NY 12180, with 45 parking spaces, a 0 ft. parking setback, 82.3% lot coverage and a 0 ft. sign setback, located in an BG district, having parcel ID#s: 123.9-2-5 and 123.9-2-6.

John Finelli and John Hitchcock (DBD Eng.) spoke about the application that was before the board last month and changes that have been made. He met with the BD and had multiple discussions. This is a 3 tenant building per Mr. Miner. They were before the PB as well. They twisted the property line and parking to increase the front spaces from 9 to 14. There is now a pull off on the side of the bldg. as recommended by the PB to not hold up the drive thru line. The crossings will be painted red to stand out per NGPD and a safety walkway as suggested has been added. Vinyl fence around dumpster has been added and plantings. Because there is a decrease in the inside seating Chairman French stated it would be fair that the parking code be decreased. Parking went from 2 feet variance to 0 feet. Chairman French asked if DOT would allow any shrubbery along the parking and Mr. Hitchcock stated he doubts it but the PB will handle it. Mr. Finelli stated they have no problem planting shrubs there.

Signage: Monument sign is planned but he does not have the dimensions yet per Mr. Hitchcock.

Public Hearing Opened:
No one wishing to speak.

Chairman French read written comments from Andrew Mair for the record. Mr. Hitchcock explained the parking that Mr. Mair commented and some spaces were not counted per Mr. Miner because they are not actually parking spaces.

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Mr. Hitchcock explained water runoff. They are looking at a few different options such as underground and porous pavement. He will put together the drainage reports to the town. The town engineer will take a final look at the completed plans as well.

Motion made to close public hearing by Mr. Crucetti and seconded by Mr. Ewing. All in favor.

Chairman French said this site has been somewhat of an eyesore and it is at the entrance to the town. Mr. Hitchcock provided a rendering of that the building will look like and he is glad someone wants to do something nice to that site.

Per Mr. Miner PB has a public hearing scheduled for the 23rd.

Conditions: limit to three tenants and restaurants (fast food) can only have 20 seats for each business. Chairman French is concerned that if there are other restaurants there will not be enough parking. Mr. Finelli stated the businesses will be all in and out traffic.

SEQRA: Unlisted Action

All questions were asked and answered by the board members.

Motion made for a neg dec by Mr. Ewing and seconded by Mr. Crucetti.
Roll call vote: Crucetti, French, Ewing. All in favor.

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes, however does not preclude

Motion made to approve with above conditions (1. 20 sit down seats for each tenants. 2. Sign approval is for location only) by Mr. Ewing and seconded by Mr. Crucetti. Roll call vote: Ewing, French, Crucetti. All in favor.

New Business:

Application 21-31, for the area variance request of Kimmarie Slade, 6 Gardner Road, Wynantskill, NY 12198, for relief from minimum lot size requirements of 20,000 sf. for the purpose of allowing a lot line adjustment resulting in a 9,624 sf. lot size, at the property located at 14 South Lakeview Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 125.9-7-23.

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Ms. Slade spoke about her application. Mr. Miner explained they own two parcels. One spans both sides of the road and they want to split that one then adjourn two pieces that are on the same side of the road. Mr. Miner explained to the board while looking at the property map. This will also fix the encroachment per Chairman French.

Public Hearing opened:

No one wishing to speak.

Motion made to close the public hearing by Crucetti and Ewing.

Per Mr. Miner County – local consideration shall prevail.

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: No – 130 years.

Type II SEQRA

Motion made to approve as presented by Mr. Ewing and seconded by Mr. Crucetti. Roll call vote: Crucetti, French, Ewing. All in favor.

Application 21-32, for the special permit request of Leon B. Fiacco, 449 North Greenbush Road, Rensselaer, NY 12144, for the purpose of allowing an LED advertising sign, at the property located at 449 North Greenbush, Rensselaer, NY 12144, in a BG district, having parcel ID#: 134.13-9-8.2.

Mr. Fiacco explained his application. It will be a commercial sign per Chairman French. It is a double sided LED sign wireless message board per Mr. Fiacco. They will only be advertising the businesses in the plaza. The sign will be placed below the existing sign and will be put in the same frame wide under the existing panel. Mr. Miner said it's and advertising sign and code does not consider it a second sign.

Public Hearing opened:

No one wishing to speak.

Chairman French read written comment from Andrew Mair for the record.

Motion made to close public hearing by Mr. Crucetti and seconded by Mr. Ewing.
Local consideration shall prevail per Mr. Miner.

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Conditions: No more than 3 changes per minute. Hours of sign operation will be 7am-12 midnight. (One hour on before and one hour on after close).

SEQRA: Unlisted Action

All questions were asked and answered by the board members.

Motion made for a neg dec by Mr. Ewing and seconded by Mr. Crucetti.

Roll call vote: Crucetti, French, Ewing. All in favor.

Motion made to approve with the above conditions by Crucetti and Ewing. Roll call vote:

Application 21-33, for the area variance request of Amy Mason (Ayzo Ridge Consulting, LLC), 300 Great Oaks Blvd., Suite 300, Albany, NY 12203, for relief from restrictions limiting a business to two signs for the purpose of allowing 5 signs and for relief from allowable cumulative square footage of signs of 80 sf., for the purpose of allowing a total square footage of 100 sf., at the located at 48 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-3.112.

Ms. Mason stated the signs they are proposing face Rt. 4. They are aluminum and not lit. She showed the present signage and the proposed signage on information provided by Ms. Mason. The only illuminated sign will not be facing the road. It was discussed that the other signage there may not have been in compliance. Amy stated it will be smaller lettering than what was there.

Chairman French stated we are stuck with the lit sign.

Public Hearing Opened:

No one wishing to speak.

Chairman French read written comments from Andrew Mair for the record.

Motion made to close public hearing by Mr. Ewing and seconded by Mr. Crucetti.

County: Per Mr. Miner Local consideration shall prevail.

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude

All SEQRA questions were asked and answered by board members.

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Motion made for a neg dec by Mr. Ewing and seconded by Mr. Crucetti. Roll call vote: Crucetti, French, Ewing. All in favor.

Motion made to approve by Crucetti and Ewing. Roll call vote: Crucetti, French, Ewing. All in favor.

July minutes will be reviewed and approved at the September meeting.

Motion made to adjourn at 8:05pm by Mr. Crucetti and seconded by Mr. Ewing.

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com .