Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

February 4, 2019 at 6:30 pm

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson-absent, Leanne Hanlon-absent (Secretary), Mark Ahern, Steven Kirk-absent, Justin Law (Legal Counsel), Michael Miner (Building Department-acting town engineer).

* **Public Hearings:**
* **The Application of R.A. Momentum, LLC, 1 Madison Street, Suite 300, Troy, NY 12180, for a revised site plan and revised major subdivision plan, at the property known as the Tech Valley Residential Community Planned Development District in the area of Route 4, Glenwood Road and Glenmore Road, having parcel ID#s: 123.-1-6.12, 123.13-7-1, 123.-1-6.11 and 122.-2-9.**

Michael Groff spoke. They are replacing 54 two story homes with 54 one story homes for 55 YOA and older. Mr. Laberge reviewed with the board and applicant, his response to the letter from Momentum. -Small increase in previous land, SPD Z permit

-meets PDD requirements otherwise-RCDOH needs review and sign off on changes

-no change in units or bedrooms so no change on school district impact.

Public Hearing Opened:

Joe Stuzynski, 14 Hillview Ct: Why is there a change to one story? Market has changed, what is the stage of construction? When was a traffic study done?

Andrew Mair, Brinker Drive: .61 acres increase in impervious surface, will this be a problem for water runoff design?

Gail Nizinkirk, 55 Glenwood Road: Culver under Glenwood Road flooded and flooded her basement. Mr. Miner and Mr. Laberge spoke about the possible solutions to the problem.

Storm water management plan will be available in writing at the Building Department. Phase 1 has to be completed for the water to go to the creek. Chairman Lacivita asked if the Building Department could take a look at it.

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Tara Nizinkirk, Glenwood Road: There will be field and lawn flooding and trucks turning around in driveway because there is no cul-de-sac, just a hammerhead. No hydrant.

Joe Bott: road maintenance for emergency services has been corrected.

Joe Styzinsky: verify traffic study date, no action until flooding.

Mr. Wilson made a motion to close the public hearing and seconded by Mr. Ahern.

Town Attorney has asked this board not to take any action until the town board has reviewed the PDD.

Motion made to table until the February 25th meeting by Mr. Wilson and seconded by Mr. Ahern. Justin Law has recused himself from action. All in favor, motion carried.

* **The Application for the site plan approval of Enzien, Inc., 167 Lape Road, Rensselaer, NY 12144, for a full service carwash and building addition, at the property located at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) zoning district, having parcel ID#: 144.2-4-8.**

Property is 3.81 acres, 15,000 sq foot building all zoned commercial per Mr. Sipperly. ZBA gave use determination as by right use fir car wash. There is a small area (1,130 sq feet) of wetlands on the property.

Well, water and septic are there now. Project will be tied into municipal water and sewer per Mr. Sipperly. 7,000 sq feet of new building, car wash, detailing area. 75 spaces for parking. Site change moves some parking to south side of building.

Winter hours 8am-6pm. Summer hours 8:00am-7:00pm. This is a non-conforming lot grandfathered in. ZBA approved setbacks. Municipal water source in front of the town board at this time. RCDOT need to comment on sewer and water hookup per board.

Mr. Laberge: he asked about the amount of water usage expected and water flow. He also asked about g=drainage swale and the storm water retention (show attenuation).

Ms. Foley asked about ADA accessibility and Mr. Ahern asked about the signage.

Public Hearing Opened:

Andrew Mair, Brinker Drive: He noted there will be 3 car washes potentially in a 1.1 miles radius. The bank of vacuums could be moved so they are not seen, houses east are

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on well water so what effect will the car wash have while drawing on the aquifer? Also this requires and aquifer impact study.

Marty Andrews, Zach Lane, Averill Park: lights heading into Rt. 4 for vacuums, need fence at least. Sheeting of water on Rt.4? Turning radius to get back to the vacuums?

Mary Frances Sabo: Question about number of cars per day to the facility per hour? Also water reclamation amounts.

Joe Bott: talked about reclamation amounts.

Andrew Mair spoke again: turn vacuums tight, abandon the turn.

Motion made to closed public hearing by Mr. Ahern and seconded by Mr. Wilson. All in favor.

Motion made to table until the February 25th meeting made by Mr. Ahern and Seconded by Mr. Wilson. All in favor.

* **Presentations:**
* **The Application for a major subdivision of Mark Van Vleck/Van Vleck Development, LLC, P.O. Box 376, West Sand Lake, NY 12196, for a major subdivision at the property located at Reichard Lane, Wynantskill, NY 12198, in an R2 zoning district, having parcel ID#: 124.00-8-1. This is a renewal of a previously approved sub division.**

Martin Zangy represented the application. On July 2017 they received a conditional sub division approval. 59 acres- 9 lot sub division. R2 Public water and sewer.8” gravity sewers, recreate new swale to stream that suns through property, installing new culverts, disturbs just under 5 acres.

Letter from Andrea Caglione, 16 Reichards Lane: She stated her property floods.

Mr. Laberge: asked about storm water retention and if the 5 acre disturbance includes the road. There is an issue at Vail Place- size of road bottlenecks (12’14’ asphalt), turnaround at the end of the road needs to be deeded to the town. He also asked if Mark Premo has been consulted.

Motion made to accept Planning Board as lead agency and schedule public hearing for February 25th by Mr. Ahern and seconded by Mr. Wilson. All in favor.

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* **The Application of Whiteview Development, LLC, P.O. Box 38171, Albany, NY 12203, for a 184 unit condominium development, proposed at the property located on Whiteview Road, having parcel ID#: 123.12-1-1, in an R3 zoning district.**

Nick Costa representing application. 35 acres, 186-56 unit buildings now. DOT has Ok’d the driveway location, they want traffic count. Municipal water would be circulated from Whiteview Road to Renshaw Road. Sewer will be discharged at Willow Lane. Town board would have to extend water and sewer district. There is no longer a pool or clubhouse.

Renshaw Road needs to be expanded from 18’ to 26’. Comments from residents on Renshaw.

The fire district needs to respond ion writing to this plan per Chairman Lacivita. Wynantskill School District and developer need to continue to talk (build out time etc.).

Fire District, Renshaw Road, School District – issues need to be looked at before the February 25th meeting/public hearing.

Mr. Laberge stated the roadway stubs not for extension (for turnaround), ownership of infrastructures to town. Need to ask Town Board. Parking extension lots to avoid backing onto road. Sidewalks and parking area maintained by HOA per Mr. Costa.

Motion made to table until February 25th by Mr. Ahern and seconded by Mr. Wilson. All in favor.

* **Old Business:**
* **The Application for a major subdivision of MMHC Enterprises, LLC, 174 Pershing Avenue, Wynantskill, NY 12198, for a major subdivision of the lands of Judith A. Massey, 34 Buckbee Road, Troy, NY 12180, located along Buckbee Road and North Road, in an AR district, having parcel ID#: 123.-5-5.11.**

Mark Ahern, Justin Law and Michael Miner recusing themselves for this application.

14 lots. Mr. Laberge: major subdivision, water and sewer extension, driveways have pullouts, need full SWPP, no development except for lot 2 at this time, show water and sewer mains, grinder pumps to gravity sewer, ACOE wetlands have only a small

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disturbance (under nationwide permit – Lots 8,11 & 14). Town and county extension of sewer district.

1. Extension of sewer and water
2. SWPP
3. No further subdivision
4. ACOE permits for lots 8,11,14
5. Shared driveway agreement
6. Final sign off by Town Engineer.

Motion made for a neg dec by Mr. Wilson and seconded by Ms. Foley.

Roll call vote: Lacivita, Wilson, Foley. Ahern recused and Kirk absent. All others in favor.

* **The Application for the site plan approval of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a carwash, at the property located at 480-490 North Greenbush Road, Rensselaer, NY 12144, in a BG (General Business) district, having parcel ID#: 133.-2-10. Public Hearing Scheduled for 2/25/19.**

Motion made to move to February 25th meeting by Mr. Ahern and seconded by Ms. Foley.

Roll call vote: Lacivita, Wilson-recused, Foley. Kirk absent. All others in favor.

* Business Meeting
* Approval of last month’s meeting minutes-January minutes approved by Wilson and Ahern. All in favor.

Motion made to adjourn by Mr. Ahern and seconded by Mr. Wilson. All in favor.

* **Discussion:**
* **The Application** for a major subdivision of MJSR, Tech Valley Development LLC**,** P.O. Box 51, Poestenkill, NY 12140, for a major subdivision (the Gables at Mammoth Spring), of the property located at Mammoth Spring Road and Morner Road, in an AR district, having parcel ID#: 145.-10-13.12.
* Motion to Adjourn
* Next meeting is: February 25, 2019