

## **Project Update Narrative Statement**

Commercial Redevelopment

Lands N/F Finelli Development Corp.

11 Glenmore Road & 76 & 78 North Greenbush Road (NYS Route 4)

Town of North Greenbush, Rensselaer County

Since the Town of North Greenbush Planning Board last seen this project on June 26, 2024, the following changes have been made:

- The four spaces shown along the west side of the Glenmore Ave entrance have been removed per the Planning Board's concerns.
- A variance for parking requirements was received from the Town's ZBA on October 11, 2023.
- The plan has progressed from a conceptual plan to a Preliminary Site Plan with lighting, landscaping, screening, signage, grading, stormwater management, utilities, erosion control, construction detail and NYSDOT details.
- Additionally, we did receive the letter Chief Keevern, Chief of Police, sent to Mr. Laciviata and while we can certainly understand his concerns regarding pedestrian safety, we feel that existing signage provide (i.e pedestrian crossing, stop signs, etc.) and proposed signage will provide a pedestrian friendly site. We feel this site is no less safe for pedestrians than walking through a big box store parking lot, which typically sees a higher volume of traffic than this site will produce. As for emergency vehicles maneuvering around the drive through lane of the proposed building, the site provides access points to multiple sides of the all the buildings. It should not be necessary for an emergency to go through the drive-through. An emergency vehicle maneuvering exhibit is enclosed and depicts maneuverability of a fire truck in and out of the site.

We feel that these changes adequately address the concerns of the Planning Board and that the project is in conformance with the Town's Zoning Law, therefore, we respectfully request that the Planning Board move the project forward to a Public Hearing.