

# **Town of North Greenbush Planning Board Agenda**

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that a Planning Board meeting will be held before the Planning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

**Time & Place: July 27, 2020 beginning at 6:30 pm**

**VIA LIVE STREAM**

[www.townofng.com](http://www.townofng.com)

**(Click on the top banner that says: Watch Town Meetings, then click on the Planning Board Meeting link)**

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: [building@townofng.com](mailto:building@townofng.com) or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Planning Board public hearings and accept comments by email or phone. **There are no public hearings scheduled for this meeting.**

**Town of North Greenbush Planning Board**

**2 Douglas Street, Wynantskill, NY 12198**

**Meeting Minutes**

**July 27, 2020 at 6:30 pm**

- Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk, Richard Laberge, Michael Miner, Eric Westfall(new Town Engineer).

**Attendance:** Mark Lacivita (Chairman), Mark Ahern, Dave Wilson, Mary Jude Foley, Richard Laberge, Eric Westfall (Town Engineer), Ian Silverman (Legal Counsel), Steve Kirk, Leanne Hanlon (Secretary), Michael Miner (Building Dept.).

Meeting was conducted via Zoom and at Town Hall with Board Members and applicants.

Everything will be submitted online from now on. The meetings will be live streamed as well from now on per Chairman Lacivita.

- **Public Hearings: NONE**
- **Presentations:**
- **The application of Michael Moscatiello, 99 North Greenbush Road, Troy, NY 12180, for a modification to an existing site plan, at the property located at 99 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 123.9-3-9**

Mr. Miner explained this was a previously approved site plan with changes now. Mr. Miner also stated there is no criteria that requires site plan approval. The board needs to determine if it needs a public hearing or just a resolution.

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Mr. Moscatiello explained the application and site plan changes. He explained this is a renovation to be able to accommodate more outside customers. He showed the board a drawing of his proposed renovations. The board asked Mr. Moscatiello about parking and handicap entrances. He outlined those on the drawing.

Per Chairman Lacivita, the recommendations from the building department and the applicant obtaining building permit this board needs to do no further action.

Ian Silverman agrees that this is the appropriate action.

Motion made by Ms. Foley and seconded by Mr. Wilson that the board is in concurrence that his will be handled by the BD and it is consistent with the existing site plan. All in favor.

- **The application for the modification of a site plan of the Rensselaer County Fire Training Center on Macha Lane, Wynantskill, NY 12198.**

Chairman Lacivita explained that he is abstaining from voting but not recusing himself from the application.

Chairman Lacivita explained this is a county project and this board is a seconded level of approval.

Jay Wilson Director of Public Safety for the County explained to the board what modifications and changes they need to make to the tower. He provided a map and layout of the new facility they would like to build on the current site. It is a 40 year old facility that is now closed. He said parking at the old facility was a major problem and they feel they have rectified this with more parking. The old facility had only one way in and out. They are proposing an entrance and an exit.

Their plans are to construct a two story training building. This is for all emergency services to use, not just fire service. There will be surveillance cameras in the building and state of the art firefighting in the new proposed tower. Mr. Wilson discussed with Mr. Miner how they will avoid using the hydrant system if possible but Mr. Miner did explain there will need to be a sewer district extension for this.

Per Mr. Miner since the county is lead agency they will notify this board that they are lead agency and will conduct SEQRA.

Ian Silverman stated that since the county is lead agency this board does not need to act on SEQRA.

Motion made to accept the sketch plan and schedule a public hearing for August 24, 2020 by Ms. Foley and Mr. Wilson. Roll Call vote: Foley, Kirk, Wilson, Ahern, Lacivita abstaining. Chairman Lacivita is abstaining from voting.

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- **Old Business:**

- **The Site Plan Application of Michael Moscatiello, 99 North Greenbush Road, Troy, NY 12180, for a new site plan proposal, at the property located at 271 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID# 123.17-4-37. (Link to the plans are on the website below the agenda)**

Michael Moscatiello explained his application. This is a revised site plan from the original one previously submitted.

Chairman Lacivita noted there were several comments from the Public. Mr. Moscatiello reviewed the comments and has made some revisions due to that,

Mr. Moscatiello gave the board with SHIPPO comments. He said they are moving the bldg., closer to RT. 4 and adding a retaining wall and screening on the north side. They eliminated the sidewalk in the rear.

Chairman Lacivita stated there was some concerns about tree cutting in the rear of the project. He said we could develop a “no cut line”. Mr. Moscatiello showed how will they do that and Chairman Lacivita asked that he show that on the plan.

Chairman Lacivita stated there are items the ZBA will have to act on. Mr. Miner noted they will need to do a sewer district extension and the pump station will need upgrading to accommodate this. Mr. Miner told Mr. Moscatiello that he needs to speak with Larry Bonesteel about this.

Motion made to table until September until the ZBA can act by Ms. Foley and Mr. Kirk. All in favor.

- **The Meadows, Review of phase 2 of The Meadows PDD Project.**

Chairman Lacivita stated this was tabled and a resolution was passed June 8<sup>th</sup>.

Mr. Miner stated they have been on site with Laberge, developers and Engineers and also met with DEC to make sure the site was in compliance.

The board has reviewed Phase II and will need to review Phase II when they are ready.

Chairman Lacivita read the seven items the BD has requested be complete:

Resolution sites the fact that project they authorize the applicant to progress to phase 2 upon completion of the following items:

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1. Fees must be paid
2. SWPPP
3. Glenwood road exit tie in to be completed and open
4. Water service shall be disconnected to the barn
5. Guardrails at Brianna Blvd shall be installed
6. Turn around gate to be installed
7. Fees \$600 per unit must be paid prior to CO.

- **New Business:     None**
- **Discussion:             None**
- Business Meeting

Approval of last month's meeting minutes-Motion made to approve June 22<sup>nd</sup> meeting by Ms. Foley and Mr. Wilson with below change. All in favor

Motion to Adjourn at 7:35pm by Mr. Wilson and seconded by Mr. Kirk.

Next meeting date: August 24, 2020

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 proposed plans.**