

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: May 24, 2021 beginning at 6:30 pm

VIA LIVE STREAM

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 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 (preferred) or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Monday, May 24, 2021, beginning at 6:30 pm. The following cases/requests will be heard:

Request For An Extension:

- **The Request for a 90 Day Extension of Preliminary Plat Approval for 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.

Public Hearings:

- **The Minor Subdivision Site Plan Application** of Michael & Tina Walsh, 111 Sharpe Ave Extension, Wynantskill, NY 12198, for a two lot subdivision of the property located at 111 Sharpe Ave Extension, Wynantskill, NY 12198, in an R1 district, having parcel ID# 124.09-14-2.14.
- **The Application for Site Plan Approval of Joan Rapp and Michael Scott**, for the approval of a new site plan establishing an Arts and Crafts venue, at the property located at 700 Bloomingrove Drive, Rensselaer, NY 12144, in a BN district, having parcel ID#: 145.-7-4.
- **The Modification of Site Plan Approval** of DF Acquisitions, 1 Coyote Lane, Wynantskill, NY 12198, for the modification of the approved use of 30 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1.

Presentation & Discussion:

- **The Minor Subdivision Site Plan Application** of Nicholas Testo, 123 West Sand Lake Road, Wynantskill, NY 12198, for a two lot subdivision of the property located at 123 West Sand Lake Road, Wynantskill, NY 12198, in an R2 district, having parcel ID#: 124.-5-7.1.

Tabled For Further Discussion

- **Referral from the Town Board** – The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.
- **Referral from the Town Board** – The Forrest Ridge, 240 West Sand Lake Road, Wynantskill, NY 12198, Forrest Ridge, LLC, c/o Mark Van Vleck, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property approximately 66 acres, having parcel ID#: 135.-2-7.1.

Old Business:

- **The Application** of Whiteview Development, LLC, P.O. Box 38171, Albany, NY 12203, for a 156 unit condominium development (Ridge Creek Condos), proposed at the property located on Whiteview Road, having parcel ID#: 123.12-1-1, in an R3 zoning district.

New Business: None

- Business Meeting
- Schedule public hearings
- Approval of last month's meeting minutes
- Motion to Adjourn
- Next meeting date: June 28, 2021

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 proposed plans.**

BY ORDER OF THE PLANNING BOARD DATED: May 12, 2021, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.