

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

December 23, 2019 at 6:30 pm

Attendance: Mark Lacivita (Chairman), Mark Ahern, Dave Wilson, Mary Jude Foley, Richard Laberge, Eric Westfall (Town Engineer), Ian Silverman (Legal Counsel), Absent: Steve Kirk, Leanne Hanlon

- **Public Hearings:**

- **The Application of Regeneron Pharmaceuticals, Inc., 81 Columbia Turnpike, Rensselaer, NY 12144, for approval of modifications to the existing site plan, at the property located at 300 Valley View Blvd, in an IG district, having parcel ID#: 133.-2-1.17.**

(Steve Hart, Kyle Cherry)

Regeneron has purchased the former Stepping Stones Day Care facility for use as a Day Care facility for employee's children, not open to public.

Proposed a 20' x 20' addition for an entryway, relocating dumpster and adding enclosure with evergreen landscaping. Estimates up to 150 children. A question from member of public about traffic impact – Since this is a Site Plan revision, and use has not changed traffic is not under review.

Mike Welsh – Neighbor In support of project.

Andy Maier – Does addition meet setbacks (Yes) and what is status of North Greenbush Sign.

Advised sign is under discussion with Supervisor's Office

Motion to close Public Hearing – Dave Wilson, Seconded – Mark Ahern.

Approved 4-0

Motion to make a SEQRA Negative Declaration Dave Wilson, Seconded – Mark Ahern. Approved 4-0

Motion to approve, no conditions - Dave Wilson, Seconded – Mark Ahern.

Approved 4-0

- **Presentations:**

- **The Application for the site plan approval of Compass Automotive Group, 4 Ludlow Lane, Rensselaer, NY 12144, for the purpose of constructing an automotive repair facility, at the property located at 476 North Greenbush Road, in a BG district, having parcel ID#: 133.-2-5.2.**

Compass Automotive Ludlow Lane Matt Mullay, Kevin Enders

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Proposal to construct a garage building in the rear of Eames Plaza, land will be leased. Intend to meet Route 4 Design Guidelines, More information needed regarding parking requirements, Storm water management for runoff issues, lease will need to specifically address parking. A more specific site plan needed. Applicant will meet with Building Department and return to another meeting.

Tabled to January 27, 2020 Motion by Mark Ahern, Seconded by Dave Wilson Approved 4-0

- **Old Business: None**
- **New Business: None**
- **Discussion: None**
- **Business Meeting:**
November 25, 2019 Meeting Minutes approved 4-0 Motion by Dave Wilson,
Seconded by Mark Ahern
Motion to adjourn by Mark Ahern, Seconded by Dave Wilson 4-0