

**Town of North Greenbush  
Planning Board  
2 Douglas Street, Wynantskill, NY 12198  
Meeting Minutes  
February 24, 2020 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), Steve Kirk, Leanne Hanlon (Secretary).

**Public Hearings:**

- **The Application of North Greenbush Builders, LLC, P.O. Box 540, Wynantskill, NY 12198, for a proposed 22 lot single family major subdivision, at the property located at 120 Hidley Road, Wynantskill, NY 12198, in an R2 district, having parcel IDs#: 123.12-8-1.**

Steve Hartt, Hartt engineering. They have been before the board on three occasions regarding this application. 19.3 acre parcel west side of Hidley Road. Mr. Hartt showed the board and public a map of the proposed site that includes wooded buffers. There will be water, sewer and storm drainage. The greenspace will be turned over to the town. They plan to tie into the sewer on Whiteview Road. He is aware of water, flooding and drainage issues currently in the area and will design detention ponds that will be oversized to help with the current water and additional runoff.

Traffic: 22 homes will generate 20 peak trips. They did have a traffic study. 15 cars per hour coming to the intersection.

Hartt Engineering sent two plans to the Averill Park school district and they have not heard back from them.

Neighbors may want to tie into the new sewer line which is acceptable.

Homes, styles sizes? 1900-2200 square feet and about \$350,000 selling price. 110 foot frontages about a half-acre in size. 50% of the land will remain green.

Chairman Lacivita restoration of buffer area: Mr. Hartt stated they will plant some evergreen trees there. His intent is to keep as many trees and vegetation as possible. Ms. Foley asked if the trees are mature that may need to be taken down. Mr. Hartt stated a lot are mature but again they want to take as little as possible of the mature trees.

County Highway: Per Mr. Hartt they said they were fine with the project with the exception of having less driveways coming out so they reduced it to three.

Highway Superintendent: Trying to set up a meeting next week.

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A strip of land would be turned over to the "Lands of Trip".

Chairman Lacivita also asked about storm water issues: We need to make sure folks downstream don't end up with mud in their driveways. The set up should help per Mr. Hartt with the water flowing. Mr. Laberge stated that during construction that the storm water management guidelines be implemented during construction and it is the town's responsibility to continually check it. He stated it is also important that these storm water management guidelines for this project also be maintained long term.

Per Mr. Hartt there are no wetlands.

VHV recommended putting in a vehicle warning sign at the end of the exit.

Ms. Foley asked if the bus for the school district will drive through the development? Mr. Hartt stated yes. Ms. Foley recommended another sign for buses pulling out. Mr. Hartt agreed. Mr. Laberge asked about archeological issues. Mr. Hartt does not have the report back yet.

Public Hearing opened:

Sara Tripp, 138 Hidley road: She has three small children and the road is literally 45 feet from her house and really no barrier. Can the road be moved a little further from her house? They can't let the kids play out front because of the traffic on Hidley. She would like more room from that road. Hartt said about another 10-20 feet. Chairman Lacivita suggested a more robust restoration plan for Mr. Hartt to provide. She asked how long the project will take and Mr. Hartt said three years.

Richard Plaz, 108 Hidley road: Sewer line which side-Mr. Hartt stated west side. He has a line of evergreens on the roadway. He said because of the shale there the trees planted will die. He said his buffer of evergreen trees will be impacted by the sewer line. He also mentioned the buffer zone, is it the property of the landowner and do they have to keep that zone in tact? Most likely not.

Mike McCarthy, 144 Hidley road: how deep is the pond? He is concerned about his grandchildren. He said if the police want to sit in his driveway to get speeders that would be ok. He said the cars per hour sounds incredibly low. He asked if the developer has a clean record on everything he's done in this town. Chairman Lacivita stated we usually do not have a problem.

He feels the half acre lots don't fit with the character of the neighborhood.

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Mr. Hartt spoke about the storm water pond. It will be fenced for safety. He said there will most likely have water all the time.

Eric Westfall spoke about maintenance of storm water ponds and maintain vegetation.

Marie Crusinnickatui, 150 Hidley: She said she doesn't feel the traffic study is accurate

Barbara Weinman, 4 Valenti Drive: She thought Hidley was Rural and Agricultural zoned and is concerned about the wildlife. She said there is so much development. It was told it was an R2 district. Chairman Lacivita stated the BD determines the codes.

Ellen Dunn, 301 Hidley Road: Traffic Study was done the day before thanksgiving and thanksgiving weekend. Also this is setting a huge precedence for building on Hidley Road. It does not fit the character of our neighborhood. Page 76 land use objective: sustain the town's character and zoning can be changed. She read from the Comprehensive Plan. She also read some other paragraphs from the plan. She said the town is going against their 2008 plan. This adds stress to the quality of life to the Hidley Road residents. She said the traffic is unbearable right now and if the Whiteview development is approved we are building and getting bigger without the highways to be able to compensate for it. She also stated zoning regulations may be updated to maintain the character and desired land use. Objective 2 is to promote a balance in the neighborhoods and quality of life. The board's hands are not tied.

Chet Hartman, 131 Hidley road: said he spoke to National Grid about natural gas and as of last month no one has approached National Grid yet. He said the PD did put the radar out and it did not deter anyone and no one cares about it. Put in a device to limit the speed? Drop the speed limit on Whiteview to help with people pulling out.

Dick Gibbs, 287 Hidley: Thank you to the board members for your service. It is ridiculous to think you will have two roads and three driveways coming down to a road where people are driving 50 mph. He wants to see the traffic study and Lacivita will ask that it be put online. He said school buses and plows pushing out onto Hidley. Turn the development around and think about the community. He also said we are trying to building walkable communities. There is nowhere for them to walk. In the plans there should be a walking plan with sidewalks. He also does not feel this is a complete plan yet. He is not against it but please think it through.

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Kosh, 163 Hidley Road: She is at the beginning of where the traffic speeds up. Why so many houses on that parcel? Hidley has always been sprawling property. There are chickens and Guinea hens there as well. She feels these 22 homes are being stuffed into this parcel. She said pulling out onto Whiteview is very dangerous now and will get worse. She said the town is not set up for this development and the Whiteview road one. She is also concerned with the wildlife. She also asked if the extension of the sewer district will increase their taxes. The town board will handle that and that question will be asked with them.

Wayne Stritsman, been in town a long time: He said it's not easy to find a place for his children to live. He does not live on Hidley. He is looking forward to the development.

Bruce Plekan, 167 Hidley Road: Live there his whole life. He understands progress but this is quantity over quality. The traffic is terrible on Hidley. Cut down on the number of homes on the site.

- Sheryl Cammer, 137 Hidley: She is concerned about the abundance of wildlife that is currently there now. Where will they go? She read what the county stated about 120 Hidley. She said no one has mentioned the stream that is there. She said there is also a flood plain at the bottom of the property. There are people that live on Whiteview at the bottom of this development that are in danger of water, etc. What will happen to the stream? Hartt stated the stream runs in the opposite direction and is not on this property. She also handed out some comprehensive plan statements for review.
- Brian Gross, Parklyn Way: asked about the buffer, deeded over, etc? He will have a conversation with Dave Mulino. Hartt showed where the water will go on the map and feels it's going to help Mr. Gross. He also asked how will the buffers be maintained. Ian (counsel) stated that would be private between the developer and homeowner.

Andrew Mair, Brinker Drive: Traffic – intersection of Whiteview and Hidley is a concern. He feels 10 will go south on Hidley and 90% will go north. The site distance is also poor. Take out the dip and rise on the road. That may improve site distance. Possibly a red light to control that intersection? At least a flashing yellow light – some kind of traffic control device.

Chairman Lacivita explained this plan is not set in stone and there will be more meetings before the PB even takes action.

Dorothy Mohl: Asked about an historical house and what will happen to it. Chairman Lacivita stated that will be looked at and Mr. Greenfield will also review.

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Linda Hughes, 129 Hidley Road: Directly across from the project. She said traffic and speeding is ridiculous and cars will not be able to pull out safely. She has resorted to taking pictures of license plates of all the speeders. People do not obey the speed limit. Chairman Lacivita stated making that comment to the town board meeting would be heard better. Chairman Lacivita will relay all of the complaints to the PD that were heard tonight but he will try. Played in the woods and greenspace when she was young. Important to rethink the number of houses going in there.

Sherry Gibbs, 287 Hidley Road: Emphasize the importance of sticking to the master plan and maintain it. Concerned about greenspace for people animals and plants can live in the town. There is a book she asked people to read. No buffer on Hidley. Too many entrances and exits with this plan. Site distance is a concern. An accident is bound to happen. A traffic light would be better.

Richard Blaiz, 108 Hidley Road. The trees he has as a buffer will die but it is the only buffer he has from the traffic. Please rethink where you will run the sewer line. Also someone needs to take a look at the wells. He said if there is an impact to his well who will pay for that. Silverman said that is a private matter. Conditions should be built in the final approval and the matter will be between the land owner and the developer.

Chairman Lacivita said this development as proposed is consistent with the comprehensive plan and the zoning on that parcel is from the comprehensive plan from 2015. The zoning map is the zoning law. There is a long process. He just wanted the public to be aware of this. Then a plan will be created that addresses the legitimate concerns. Public comment is only part of the process. He also said once an applicant has submitted an application the zoning cannot be changed.

Motion made to close public hearing by Wilson and Foley. All in favor.

Storm water management, Mr. Laberge explained and how will it improve things. He said the applicant is always responsible to maintain the rate of increase of runoff from their property. We have to deal with storm water quality. The town is aware of some of the issues with the wynantskill creek and there are some flooding issues. Over detain the water in the future. That appears to work. These are some of the strategies to help.

Motion made to table to March application until the applicant can comment on comments from the public and come up with some recommendations in formal response and allow meetings with town by Mr. Wilson and Ms. Foley. All in favor.



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**Presentations:**

**The Site Plan Application of Michael Moscatello, 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.**

Nick Costa, Advanced Eng. and Michael Moscatello spoke about the application: 48,000 square feet little more than an acre currently vacant. He wants to develop it into a two story building 5,000 sq feet. He presented a map to show the driveway and parking. Retail and apartments is proposed. A sign is planned on the site. They will connect the water to the existing water main. Storm water would be regulated underground and some open detention systems. The disturbance would be less than one acre. There will also be a dumpster enclosure for residents and tenants. He said it also conforms to all the zoning requirements.

Chairman Lacivita asked if they have followed the Rt. 4 design guidelines and they will. It is across from Alexis diner down a little. No elevator per Costa. Ms. Foley asked how many bedrooms and there will be 2 in each apartment. Chairman Lacivita asked what is the buffer in the rear of this parcel to the back of the parcels on Birch Street? Mr. Costa stated 45 feet. Ms. Foley asked how many retail stores and there will be three and no food retail. She also asked what the elevation in the back of the second floor. It will be 20 feet tall in the back looking down on the back of the homes on Birch. Mr. Costa stated they are trying to keep the existing buffer without disturbing anything. Moscatello stated you will not be able to look down at those homes. Chairman Lacivita asked that to be put on the plan. The parking lot and building will have lighting.

Mr. Laberge asked about the buildings surrounds the site and Mr. Costa stated there are two garages and a home. He asked how will buffer and Mr. Costa stated they are working on a plan. Per Westfall there is no wetlands on the site. Mr. Laberge asked why they want the building back so far especially with retail. Moscatello stated he is using the building as a buffer for the neighbors. Mr. Laberge stated the Rt. 4 guidelines wants to bring everything to the front for street presence. He also suggested putting the building on the middle of the site. He has options. Everyone on the list has the plan.

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Motion made to accept sketch plan and schedule public hearing and establish planning board as lead agency for March by Mr. Wilson and Ms. Foley.

- **Old Business:**     None

- **New Business:**   None

- **Discussion:**

- **Flag log/shared driveway regulation**

Proposed regulation: the committee has discussed this at length.

Chairman Lacivita stated it does not give us any guidelines for approval. We do not want unlimited discretion. Something needs to be changed. What rights and what the PB can impose on what basis? The statement stating that nothing can be changed from the sketch plan. Chairman Lacivita stated that is inconsistent because the sketch plan is a sketch plan and then after the public hearing usually there are changes. Add language- to clarify.

“Flag lots cannot be proposed after preliminary? The board discussed the verbiage for flag lots and gave their opinions.

Mary Francis Sabo stated we often hear the developer asks to show me where I can't do this”. Something needs to be stated to limit the number of flag logs so it's in writing for developers.

They decided on the appropriate statement. And not leave the boards hand tied. Lacivita will rewrite this for the town board to review. Ian Silverman gave his input as well. All statements the committee prepared were reviewed and discussed.

- Approval of last month's meeting minutes:

Motion made to approve December 2019 by Ms. Foley and Mr. Wilson

Motion made to approve January 2020 minutes by Mr. Kirk and Mr. Ahern

- Motion to Adjourn at 9:16pm by Mr. Ahern and Mr. Wilson
- Next meeting date: March 23, 2020