

**Town of North Greenbush
Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
April 27, 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), Michael Miner (Building Dept.). Meeting was conducted via Zoom with Board Members and applicants.

Public Hearings: None

- **Presentations:**
- **The Site Plan Application of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a new site plan proposal, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.2-10.**

Steve Hartt is presenting this application in person at town hall on behalf of Scott Noel. Commercial building they want to build. He showed a map to the board. Mr. Noel owns that home. Utilize existing curb cut on the highway now. 55 feet by 80 feet. Parking lot will be in the front of the building and on the side. 25 in total. One dumpster pad shown on the map. They are coordinating with DOT. They feel they need 30 but are providing 25. South side set back and rear and they will need variances. Rear setback 25 but proposing 15 feet. Side yard setback they are asking for 15 feet. Next meeting Mr. Hartt will have an architectural rendering for the board. Hair salon is next door. Mr. Hartt looked at different options and this seems like the only one. Ms. Foley asked about the gray bump out on the south and what it is used for. Mr. Hartt stated it's just a back out area. 2 occupants may go into the building 2200 square feet currently. It is a one story building. Ms. Foley asked if both entrances will be in the front and yes per Mr. Hartt. Mr. Laberge asked about any thoughts on landscaping yet? They do plan to landscape especially in the rear. They will provide that next time. Chairman Lacivita feels it is not ready to schedule a public hearing yet. However Eric Westfall feels a public hearing could be scheduled. He said there are a few details that can easily be worked on.

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Motion made to schedule public hearing for May 18th at 6:30 with the condition that we proceed normally or an executive order is crafted or consult with council by Ms. Foley and seconded by Mr. Kirk.
All in favor. Motion carried

- **The Site Plan Application of DF Acquisitions, III, LLC (Dave Mulino), 27 Burton Lane, Albany, NY 12211, for the commercial development at the property located at 24 North Greenbush Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-1.1.**

Site engineer (?) for Dave Mulino presented the application. It was brought before the board before. He is there tonight to discuss the commercial project on the site. 3 Buildings are planned. He presented a map for the board of the site. Access will be from existing curb cuts by Stewarts. There will be an additional 134 parking spaces, landscapes and lighting. Public utilities both water and sewer and will connect to Stacey Way. He said this will compliment the other existing tenants in the other building. The only change to the prior plan is that they added a drive up ATM. Mr. Westfall said this has been discussed and things have been worked out including traffic areas. The building is closer to the road then the existing building. Chairman Lacivita asked if they were looking for any approval right now but the road issue in the front needs to be addressed. They will be coming before this board again shortly with other applications. Chairman Lacivita stated a portion would not be considered until the road section was completed and/or started. They are looking for site plan approval but will not start their project until the roadway work begins per Mr. Mulino and site engineer (?).
Motion made to schedule public hearing on May 18th at 6:30 by Mr. Kirk and seconded by Ms. Foley. All in favor.

Website links were discussed but were not audible. This would be for renderings, maps etc. for projects per Mr. Miner.

- **Old Business: None**

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- **New Business:** None

- **Discussion:**

- **Key Stone Novelties Fourth of July Tent Sale**

Mr. Miner received a proposal for the firework sales for the corner of Williams Road and Rt. 4 and another location. Mr. Miner asked if the board wanted to review or just let the fire marshal insure all is ok.

If the board wants to see them they can be on the next month's agenda per Mr. Miner. Dave Wilson asked if the Rt 4 and Williams Road construction would be going on and Mr. Miner stated it would not be started at that time. Mr. Miner also said there could be a condition added that if the other construction starts they will have to have a contingency plan.

Chairman Lacivita and the board are ok with it not coming before this board.

- Business Meeting
Approval of last month's meeting minutes:
Motion made to approve February minutes by Mr. Wilson and seconded by Mr. Kirk (no March mtg.). All in favor.
- Motion to Adjourn at 7:08pm by Mr. Wilson and seconded by Ms. Foley.
All in favor.
- Next meeting date: May 18, 2020 (a week early due to Memorial Day)

**THIS MEETING WILL BE TELEVISED ON THE TOWN WEBSITE.
HOWEVER, NO PUBLIC WILL BE ALLOWED INTO THE MEETING
ROOM.**