

Town of North Greenbush Planning Board

Meeting Minutes

November 23, 2020 at 6:30 pm

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: November 23, 2020 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, November 23, 2020, 2020 beginning at 6:30 pm. The following cases/requests will be heard:

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk, Michael Miner, Eric Westfall (Town Engineer), Ian Silverman (counsel).

- **Public Hearings:**
- **Continuation of 10/26/2020 Public Hearing: The major subdivision application, lot line amendments and site plan application of D.F. Acquisitions III, LLC., 1 Coyote Lane, Troy, NY 12180, at the property located on NY Route 4, having parcel ID#'s: 123.-1-1.1 and 123.-1-3.111, within the 50 North Greenbush Road and Vicinity Planned Development District.**

Chairman Lacivita read the names of everyone who has sent in a comment. He said over the course of the month the board has received many comments (17). The applicant has a copy of all the comments. There is also a representative there that is representing all the residents of Stacey Way. Mr. Palleschi, ABD Engineers, reviewed the application again and showed what changes were made to the application. He said he will give the board written comments. After hearing the comments from residents of Stacey Way it was decided to move the main entrance to the new 64 condominiums to a different location. They modified the existing building and have a 15 foot setback. Also separating the parking lot at Juniors from the condo driveway. He presented that plan to the board. The exit only will be moved to direct traffic into one direction. There was a discussion to change the turnaround and the applicant is agreeable to whatever the board decides. They are not modifying any curb cut plans because of Stewarts and the gas tankers needing to get in however they are proposing additional signage. There will also be a

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new private roadway. Chairman Lacivita also stated there needs to be a turnaround and Mr. Palleschi showed him on the map but he will look at it and modify it. Chairman Lacivita stated they cannot have drivers trying to turnaround in residents driveway and Mr. Palleschi will modify it by moving the gate to a different location.

Mr. Wilson asked about bus stops and picking up children in the area and they will work on not having the buses backed up. Mr. Ahern stated he is in there every day. There may be two school districts involved.

Mr. Palleschi discussed the other changes that were made as a result of the residents comments. (fencing, pine trees, etc). Because of COVID there has been no homeowners association created for this development yet. The 64 units are going to be condos not townhouses.

Mr. Palleschi showed on the map where the construction entrance will be.

Chairman Lacivita said that a lot of the comments referred to the lack of an HOA and he said that really isn't the Planning Board concern but he brought it up because of all of the comments. Mr. Palleschi said because of COVID one was not created but it looks as if there is a meeting scheduled for Monday.

Traffic study was discussed. He said its 38 trips in a peak hour am and pm and since a lot of people are working from home that could be less. Chairman Lacivita asked Mr. Palleschi to resubmit the traffic report.

Mr. Palleschi stated there will be fencing and trees planted. There will be two separate HOA's between the existing townhouses and the proposed condos.

Chairman Lacivita asked how close are they are to creating an HOA but because of COVID they have not formed one yet. It was stated hat the PPD has not changed but is driving this.

Ms. Foley is still very concerned about the amount of activity that is going on in a short distance. There is still two way traffic coming into the one way area. She stated there are too many things in one area. Mr. Palleschi Explained how that could be alleviated with signage and making areas one way.

Discussion regarding school buses and where to drop off children. Chairman French is requesting a couple of designs on the turnaround for another meeting.

Public Hearing opened: There were a lot of written comments made for the record. Public Comments available until the next meeting, which will be early December 14th.

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Motion made to adjourn, not close public hearing by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **Presentation & Discussion:**
- **The modification of the Site Plan Application of Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID#'s: 133.-2-15.12, 133.-2-16.1, 133.-2-16.2 & 133.-2-17.**

This was heard last.

The BD scheduled a meeting with the applicant and PB Chairman, Mr. Wilson and Chairman French which occurred last week per Chairman Lacivita.

Mr. Miner spoke about the interpretation the ZB discussed. It will be before ZBA next month.

Chris Foyer from Bohler engineering spoke about the application. He discussed the past project that came before the board that is not going to happen now. This is a new project.

He stated it will be a smaller grocery type store and restaurant? Listen to recording that may not be what he said.

Mr. Foyer used a drawing for the site to explain to the board. He showed plantings, access points roadways etc. He also showed traffic flow and curb cuts. They do not have a confirmed tenant at this time. He spoke about right in right out but have not gotten DOT response yet.

Mr. Foyer stated he is looking for PB guidance with this and will take all of the comments. He also noted everything is preliminary.

Ms. Foley stated they previously discussed keeping some of the mature trees and they are.

Applicant understands that the layout will be discussed in depth and changed. Also what DOT will allow at all. The turn needs to be changed per Chairman Lacivita because it is a full wide turn.

They are looking for conceptual sketch plan approval tonight. Mr. Foyier did say he would like to clear some of the trees in the front and not the rear buffer trees. Miner can meet him on site to see what is being cleared to approve it with him in person.

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Nothing else beyond what Miner will approve on site will be approved to be cleared at this time.

Mr. Miner stated they have mitigated the oversized building by setting things back and modifying some things and stated that works.

Chairman Lacivita stated they are making as much parking not visible to Route 4 as possible.

Mr. Foyier stated Aldi will be one of the businesses in this project.

The board and Mr. Foyier discussed design guidelines and what design they all agree with.

The group also discussed signage.

Motion made to accept the sketch plan and declare PB as lead agency by Ms. Foley and seconded by Mr. Kirk. All in favor.

Motion made regarding clearance of trees to be approved by BD prior to removal by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **Old Business:**
- **The minor subdivision application of William Kohler, 2 Kohler Way, Wynantskill, NY 12198 of the 7.44 acre parcel located on Kohler Way, having parcel ID#: 134.6-12-11.1 in an R1 district.**

Chairman Lacivita stated the name has to be changed from Kohler Way to Kohler Avenue or Street because it is not private roadway.

Fire District comments were received and read at the meeting. That is why the record was left open.

Mr. Ferguson spoke about the application and reviewed the FD comments which he had not yet seen.

Mr. Miner and the Highway Superintendent visited to site as well.

Hammerhead needs to be installed as well as the hydrant for the first house per Mr. Miner prior to CO, highway superintendent, hammerhead and county septic approval all conditions.

Motion made for a SEQRA neg dec by Ms. Foley and Mr. Kirk.

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Motion made for a conditional approval (above) by Mr. Wilson and Seconded by Ms. Foley. All in favor.

- **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.**

Eric Westfall stated there is still water issues and they received some additional information and are moving forward.

Counsel has no additional comments and recommends granting the extension.

Motion made to grant a 90 day extension by Mr. Kirk and seconded by Mr. Wilson. All in favor.

- **New Business: None**

Business Meeting

- Approval of last month's meeting minutes – Motion made to approve by Ms. Foley and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn at 9:00pm by Ms. Foley and seconded by Mr. Wilson.
- Next meeting date: December 14, 2020

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.**