

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Draft Meeting Minutes
December 20, 2021 6:30 pm

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

Public Hearings: None

Old Business:

- **The Site Plan Application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the vacant property located at 325 North Greenbush Road (Route 4), Troy, NY 12180, having parcel ID#: 134.1-4.4 located in a BG (General Business) district.**

The building is being reduced in size therefore, setbacks will not be required.

Motion made to table until the January meeting by Mr. Kirk and seconded by Mr. Wilson. All in favor.

- **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.**

Adjustments have been made to the plan from Planning Board suggestions and public comments. 54 units per property with a 50% increase owner allowed. Condos are more consistent with surrounding neighborhoods, zone changes and PDD.

Questions regarding handling run off onsite, increased density may cause issue with flood control.

The town board needs to do SEQRA review and carefully look at flooding possibilities as well as traffic impact on Pershing Avenue, Rt. 150 and Whiteview Road.

Town Board needs to be notified that there is now a decreased school district enrollment. Superintendent letter read into the record as well as other comments received.

Flag Points: land owned by town? Draft memo of PB discussion will go to Counsel and BD. If applicant chooses to modify they will come back before the board for the January Meeting.

Motion made to adjourn until the January meeting by Mr. Wilson and seconded by Mr. Kirk. All in favor.

- **Quackenderry Commons PDD, proposed amendment, which includes a mixed use commercial and residential development, Bloomingrove Drive, Rensselaer, NY 12144, parcel ID#'s: 144.-10-33.111 & 144.-10-33.112.**

There was a discussion regarding building a new North Greenbush Ambulance building.

Nigro would like a plan for an emergency exit between the site and Home Depot. Conceptual designs for the buildings were reviewed. Comments from Mr. Mair and Ms. McDonough were read into the record.

Motion made to table until the January meeting by Mr. Kirk and seconded by Mr. Wilson. All in favor.

Planning Board

Draft Meeting Minutes

December 20, 2021

Page 2

Presentations:

- **The Site Plan Application of Bloomingrove Drive, LLC (Contact: Tom Rento), 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district having parcel ID#'s: 133.-2-17, 145.-7-5 & 145.-7-1.132.**

Tim Freitag of Bohler Engineering spoke about the application. He stated the entrance from Bloomingrove Veterinary Office to this project has been completed. The site is 3.3 acres with a Gym and Healthcare Center planned as well as a grocery store. There were some lot line adjustments made regarding eh grocery store and gym. The Gym building frontage is now aligned with the Grocery Store (Aldi's).

The first floor is 30,000 square feet and the 2nd floor is 10,000 square feet per Mr. Freitag. 200 parking spaces are needed but the plan is showing 176. They will need to go before ZB for a parking variance. Mr. Freitag also noted the green space. The rear setback was also discussed. The town parcel will be 50' x 250' at rear and Bloomingrove. Possible acquisition (450' x 50'). Public street access to private home. PB needs a letter from the county regarding amenability to sell Bloomingrove Extension. Gym (Vent Fitness) parking requirements were discussed and façade drawings were reviewed. The gym will operate 5am to 10pm. The applicant will try to come before the ZB before next PB meeting.

Motion made to make PB lead agency, accept sketch plan and schedule public hearing for January 24th by Mr. Kirk and seconded by Mr. Wilson. All in favor.

Motion made to approve the November 2021 PB minutes (with corrections) by Ms. Foley and seconded by Mr. Wilson.

Motion made to adjourn by Mr. Wilson and seconded by Mr. Ahern.

New Business: None

- Next meeting date: January 24, 2022

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. 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.