

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**December 18, 2023 - 6:30 pm**

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

**Public Hearing(s):**   None

**Presentation(s):**

- **Site Plan Application of Bloomingrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing two mixed-use buildings consisting of 260 middle-income apartment rental units with basement level parking and retail/commercial on the first floor of each building and to construct an Ambulance Corp. building located at 726-728 Bloomingrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.**

Scott Lansing, Lansing Engineering, Morgan Ruthman with Spinney Group to discuss the application. He presented a rendering showing some minor changes in the plan to what was shown to the board before. They renumbered the buildings. B-1 change is consolidation of parking within the building and now it has been brought within the building underneath. 105 apartment units, 120000 sq feet commercial space. More greenspace as well. B-2 unchanged from 155 apartments and commercial space, 120 spaces inside, original plan per Mr. Lansing. Ambulance Corp garage is the same plan as well. Each building has exterior parking as well for outside commercial shoppers.

School district EMS, ambulance, PD, East Greenbush, County Highway and County Health, were contacted and made aware of plan submittal. No feedback yet per Mr. Ruthman. Chairman Lacivita asked them to send to City Rensselaer Planning their plans and they will.

Chairman Lacivita also asked if they were in compliance with the PDD requirements and they are per Mr. Ruthin. They provided a traffic study as well. Chairman is asking if there are any traffic updates and there is not. Mr. Ruthman stated they also did a traffic stud by Exit 8. Chairman Lacivita stated it would be helpful with any updates to the traffic that they can present.

Chairman asked for all updated comments they have received to add to the file. In addition, comment from the sewer district is needed. They will provide.

Ms. Foley asked for price points for apartments in this plan. Mr. Ruthman stated 1.50 – 2.0 per sq feet. Market rate and not outpriced. \$1500-2500 depending on size of apartment. Amenities are inside the building- gyms, walking trail, community room, dog parks, media rooms, pickle ball court, EV charging. Chairman would like the phases in a timeline for the BD so they can review as the project progresses.

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Ms. Foley asked about signage and that the CVS sign is temporary until this project is complete with their signage so CVS can be added to that. Mr. Westfall will work that out. Connection to the Shoppes at Greenbush commons – no walkway or roadway to there. Mr. Ruthman has no opposition to a connection to that plaza and will look into it. Motion made to accept site plan and make PB lead agency and schedule public hearing for February 26, 2024 by Mr. Wilson and seconded by Ms. Foley. All in favor.

**Old Business/Discussion(s):**

- **Applicant Jacquelyn Evenhouse, 28 A Collegeview Drive, Loudonville, NY 12211, for the purpose of operating a cannabis dispensary located at 716 Bloominggrove Drive, Rensselaer, NY 12144, in a BN zone, having parcel ID#: 144.2-4-1.**  
Preliminary review and public hearing occurred. There was some distance to the church and day care. Chairman Lacivita read some guidelines from the office of cannabis management. This is considered special retail per BD and Chairman, and their application meets the requirements of the NG zoning law. Ms. Evenhouse has to provide OCM with the approved site plan and they will also come for a physical inspection. Chairman Lacivita stated OCM has given little or no information to questions or calls. The question was raised- Is the church facility a day care or school- Mr. Miller stated all information was from children and family services not state Ed. Dept., and is considered a day care facility. Radius for other dispensaries is 2,000 feet. Jackie Evenhouse spoke about this. She stated county highway will be putting up signs no parking in front of the building. CDTA will not issue a letter that her customers can park there. It is a public lot per CDTA. Mr. Morelli spoke as well regarding the application. There will be a public sidewalk alongside the building for customers to walk to the back entrance of the building which is the main entrance.  
Snow removal: install in the back a steel guard rail and that is where the snow will be pushed through the guardrail.  
Historic nature of the building: Whatever the town historian would like to install as a historic building is good with them per Ms. Evenhouse. The town historian will provide the sign.  
Distances: Mr. Cioffi gave the building pictures of the site to the board. The back of her building to day care entrance – 471 feet. To the church-495 feet. 200 radius and 500 feet radius shows church in radius. Nothing in the 28 page document shows anything about a day care.

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Mr. Silverman – he discussed information about the day care and defines school grounds. It included nursery school as a school. He cannot say whether this is or is not a school. Mr. Miller spoke to the State Education Department. They have to follow pre-k curriculum to be considered a school. Chairman stated OCM will be determining whether this is a school or not. OCM needs to make a decision as to whether they can issue a license per Chairman Lacivita.

Parking-meets requirements per Mr. Cioffi.

Storm water management: Details will be resolved in final design per Mr. Westfall.

The no parking signs DOT will be installing requires a local law per Chairman Lacivita.

Rt. 4 design guidelines have to be complied with and the BD will enforce that.

There will be a 4 foot rear stockade fence installed and a row of arborvitae for screening.

Ms. Foley asked about northwest corner no dumpster? There will be only a can per Ms.

Evenhouse. Mr. Wilson stated OCM will be making the final decision as to the church/day care distance for the permit for them and we have done our diligence.

Ms. Evenhouse will have 12 full time staff members. 10am-10pm open.

SEQRA: All SQRA paperwork is complete per Chairman. The board reviewed the 2<sup>nd</sup> part and members answered. Document is in file. County Health will have to inspect the

Motion made for a neg dec by Ms. Foley and seconded by Mr. Wilson.

SIPPO clearance: Building Department will look into it.

Motion made for a **conditional** approval (Health Dept. water and septic approval, SHIPPO approval or not necessary per BD, OCM License and site approval, storm water management approval, historic sign by town historian, no parking zones along Bloomingrove Drives by Town Police and local law adopted,) by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **Applicant Rebecca Southwood, 15 Swartson Court, Albany, NY 12209, for the purpose of operating a cannabis dispensary located at 531 North Greenbush Road (Suite B), Rensselaer, NY 12144, in a C zone, having parcel ID#: 144.2-4-8.**

Chairman Lacivita reviewed all of the site plan changes. Per Chairman Lacivita there have been several occupancy requests and tenants for this entire site. Building Department issued a building permit. Site plan was previously approved for the occupancy when the site plan

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was first developed. There is also a gate issue that was installed without approval and know box.

Mr. Silverman stated this conversation in public should be discontinued and is not appropriate. Chairman will discuss this in private with the BD. Motion made by Chairman and seconded by Mr. Wilson to close this conversation.

**The Meadows – Update on Phase 2B. Applicant is looking to construct a model home at 201 & 202 Brison Avenue, Troy, NY 12180.**

Mr. Westfall discussed this. The site is under a stop work order as well. The owner sold the first model home and they want to build another one.

They were issued a permit for this by the BD and the foundation is in the ground. The BD is also well on their way of working on issues with the stop work orders.

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- **Business Meeting**
  - **Approval of last month's meeting minutes** – motion made to approve November 2023 minutes by Ms. Foley and seconded by Mr. Ahern. All in favor.
  - **Motion to Adjourn:** Motion made to adjourn at 8:36pm by Mr. Wilson and seconded by Ms. Foley. All in favor
  - **Next meeting date: January 22, 2024**

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](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view the application(s).**