

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Agenda
September 23, 2024 - 6:30 pm

PLEASE TAKE NOTICE that the Planning Board of the Town of North Greenbush will hold public hearings on Monday, September 23, 2024, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

- Pledge of Allegiance
- Roll call

Public Hearing(s):

- **Application 24-07**, for the Minor Subdivision of Timothy J. Breen & Elaine E. Farley, 519 Bloomingrove Drive, Rensselaer, NY 12144, for the purpose of creating a 3-lot subdivision at the property located at 519 Bloomingrove Drive, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.03-1-80.
- **Application 24-01**, for the Site Plan Application of Wynantskill Solar, LLC, represented by C.T. Male Associates, 50 Century Hill Drive, Latham, NY 12110, for the development and construction of a 3.3 MW ground-mounted solar farm at 163 West Sand Lake Road in a General Business (BG) district, having parcel ID#: 124.-5-9.11.
- **Application 24-08**, Site Plan Application of Dyhaan Inc., 835 New Dover Road, Edison, NJ 08820, for the modification of the site plan for the proposed development of the Quackenderry PDD, for the construction of a 4-story, 99 room hotel on 3.89 acres located off Van Allen Way in a PDD district, having parcel ID#: 144.-10-33.13.

Presentation(s):

- **Application 24-09**, for the Site Plan Application of CMC-CEC Development Group, LLC, P.O. Box 35, Wynantskill, NY 12198, for the purpose of constructing a 50' x 68' (3,400 SF) storage building at the property located at 425 Main Avenue, Wynantskill, NY 12198, in a Hamlet (H) district, having parcel ID#: 124.10-3-14.

Old Business/Discussion(s):

- **Application 22-19**, for the application for a major subdivision of Cape Enterprises HV, LLC, 89 Macha Lane, Wynantskill, NY 12198, for the purpose of approving a 50-lot twin home subdivision, located on an 18.05-acre parcel on Williams Road, in a R3 district, having parcel ID#: 123.-3-8.1.
 - **Application 23-10**, for the 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.
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- Business Meeting
- Schedule public hearings
- Approval of last month's meeting minutes
- Motion to Adjourn
- Next meeting date: October 28, 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 . **Please see the Planning Board page on the Town's website to view the application(s).**

BY ORDER OF THE PLANNING BOARD DATED: September 10, 2024, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.

Pending Projects:

- **Application 24-06**, for the site plan application of John Cole, Jr. (Daveys Realty, LLC), 2026 Doubleday Avenue, Ballston Spa, NY 12020, for the purpose of installing an exit-only driveway for the existing Cole's Collision, at 97 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 123.9-3-2.1.
- **Application 21-14**, for 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.
- **Application 23-03**, for the site plan application of Thomas Dingley, 190 Pershing Ave, Wynantskill, NY 12198, for the purpose of constructing two mixed use buildings with commercial on the first floor and residential on the second floor, at the property located at 128-130 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#s: 124.5-6-15.1 & 124.5-6-15.2.