

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**June 24, 2024 - 6:30 pm**

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Greg DeJulio, Eric Cioffi (Building Department), Phil Danaher (counsel).

**Public Hearing(s):** None

**Presentation(s):**

- **Application 24-04, for the site plan application of John Cole, Jr. (Davey's 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.**

Applicant note present. Motion made to table this application by Mr. DeJulio and seconded by Ms. Foley. All in favor.

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

- **Application 24-03, for the site plan application of Ariel Saati, 28 Buckbee Road, Troy, NY 12180, for the purpose of converting a medical office to a full-service restaurant located at 27 West Sand Lake Road, Wynantskill, NY 12198, in a H district, having parcel ID#: 124.10-20-1.**

Chairman Lacivita stated that this application has been withdrawn. No further action is needed or will be taken.

- **Application 23-08, 716 Bloomingrove Drive, Rensselaer, NY 12144, update/progress on current construction project.**

Mr. Cioffi explained a status update. On May 20 he received a call to go to the site which they had gutted the building. The foundation was crumbling as well, asbestos, terminate damage, etc. It was determined that the building needed to be demolished which it was at a later date. A new building will be built on the same footprint and same square footage. The owner will follow the design guidelines for the new building which will be similar in design as the old building. The asbestos was abated as well per Mr. Cioffi. No Planning Board action is needed at this time because the square footage and building style will be the same as the approved site plan.

**Planning Board**  
**Meeting Minutes**  
**June 24, 2024**  
**Page 2**

It was noted that the old building was not state registered as an historic site per Mr. Cioffi.

Andrew Mair was allowed to speak about this application. He referred to his previous written comments regarding this application. He noted there was no information supporting the reason why the building would be demolished. The Building Department handled all of this per Chairman Lacivita and is not under our review.

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- Discussion: Traffic issues in the town. Rt. 4 Corridor specifically. Chairman reached out to the Town Supervisor and other town officials. Chairman reached out to Mr. Bower and he will facilitate a meeting with involved parties including the transportation Council as well as David Wilson and Chairman Lacivita. This is not a public meeting. This meeting is to discuss the issues and options if any. There is no meeting date as of now but the results will be submitted in writing.
  - Meeting today occurred to scope out the initial part of the comprehensive plan review with Laberge. Community outreach items and well as housing issues in the town. Another work group meeting will occur in the future and a community forum will be held at a later date per Chairman Lacivita.
  - Constructing at the old Feiden Furniture Location. The existing site is being redone (Including Yonder Farms). Mr. Cioffi stated work has begun and the sheds and greenhouses will be removed this week. They will need to submit an application to the PB if and when a site plan review is needed. Chairman Lacivita stated prior comments are not correct and it is just a remodeling of the current building and cleaning up the site. It will be an office furniture site as it was before. No increase in traffic. Nothing that would be the business of the PB.
  - Meadows Site: Mr. Westfall (Building Dept) gave an update on how they are rectifying issues on that site and he is meeting with the residents once per week. There is currently remediation occurring. The PDD law was also modified as long as they work with the Building Department. EPA and DEC were also visiting the site.
  - Approval of last month's meeting minutes – May minutes were not yet approved at this meeting.
  - Motion to Adjourn at 7:00pm by Mr. Ahern and seconded by Mr. Wilson.
  - Next meeting date: July 22, 2024 (cancelled)

**Planning Board**  
**Meeting Minutes**  
**June 24, 2024**  
**Page 3**

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).**

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**Pending Projects:**

- **Application 24-01**, for the Sketch 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 an R2 district, having parcel ID#: 124.-5-9.11.
- **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 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 23-03**, 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.
- **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.