

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
August 26, 2024 - 6:30 pm

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

Public Hearing(s): None

Presentation(s):

- **Application 24-05, 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.**

Kevin McGrath, who is representing the Farley's (Breen), spoke about the application. He used a rendering and map for the board. The lot is 6.94 acres. They would like to divide two lots for their children. They want frontage on Bloomingrove Drive. Single family homes are being built with sewer and water planned and a sewer easement will be needed. 165 and 140 feet setback shown for each new home per Mr. McGrath. One driveway to access both lots. Mr. McGrath stated the proposed lots are larger than the minimal requirement.

Per Mr. Cioffi there are no zoning board issues but there is a zoning setback that will need to be taken care of. Mr. Cioffi will look into that to confirm.

Ms. Foley asked where the leach field ends for the current home. Mr. McGrath showed that location on the map.

Motion made to accept preliminary plan, make PB lead agency and set Public Hearing for September 23rd by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **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 an BG district, having parcel ID#: 124.-5-9.11.**

Mr. Schmidt of C.T. Male presented the board with a visual rendering of the proposed project. A survey has been completed as required as well. 13 acres will be utilized of the 26 acre lot. They are pursuing an easement from the neighbor to that property. Mr. Schmidt stated they completed a visual of the entire property including line of sight. He also stated there are Army Corp wetlands that have been evaluated as well. Mr. Schmidt showed a pretty significant landscaping plan which the board reviewed. There will be willow trees lining the area and evergreen trees and some will go along the highway for shielding. He showed the board where all greenery will be placed as well as the panels and 5 year growth.

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Mr. Schmidt explained how the solar energy will be used. It will go directly into the Wynantskill sub-station. Construction will take 6-8 months and not on Sundays. Ms. Foley asked about security cameras outside the fence. They typically install dummy cameras but there will be cameras inside the site. Decommissioning the site has already been started and the life of the site is 25 years.

Added agenda item: Proposed Hotel-Nick Costa Advanced Engineering: Previously submitted application for Quackenderry for the 5 floor hotel. They have approval for the 4 story. It was also updated to 5 floors. But now the applicant has decided to go back to 4 floors with no banquet facilities per Mr. Costa. They want to start the process of getting site plan approval. The application will be re-submitted.

Old Business/Discussion(s):

- Route 4 Study Group Report to be issued. Chairman Lacivita state the final Meeting was held last month. Home Depot will not allow access to their site. A number of solutions were discussed including traffic signals.
 - US Route 4 & Bloomingrove Drive Traffic Assessment Work Plan CDTC. Chairman Lacivita stated that the town supervisor and the Capital District Transportation Counsel have approved a plan in which the town has to provide services to support the grant. There will be more meetings for that working board.
 - Housing Assessment/Housing Plan Community Forum – Visioning Community Open House Meeting: 9/16/24. Chairman Lacivita discussed this which includes focus study group with the town. Planning Board members are invited to attend as well per Chairman.
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- Approval of last month's meeting minutes – Motion made to approve May Meeting Minutes by Mr. Wilson and seconded by Ms. Foley. All in favor.
 - Motion made to approve June meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.
 - Motion to Adjourn by Mr. Ahern and seconded by Mr. Wilson.
 - Next meeting date: September 23, 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).**

Pending Projects:

- **Application 24-04**, 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 23-10**, for the site plan application of Bloominggrove 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 Bloominggrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.
- **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.