

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

September 23, 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):

- **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.**

Kevin McGrath presented the Map and information regarding this sub-division. The site is 7 acres. One lot will be 1 acre and the other $\frac{3}{4}$ of acre. The same current driveway will be used to get to the two new lots. They will file for easement for the sewer separately. There is a bridge over the culvert new built. Lot 1 will have easement to get to sewer. All lots will have water. Trucks will be on site for excavating the site. Chairman Lacivita asked what would happen to the easements if the main house is sold. Mr. McGrath stated they would stay in place. There will be one common driveway for the two new homes easement which will need to be approved by and reviewed by counsel and submitted in advance. This will also be a condition.

Public Hearing Opened:

Tom Donson-20 Haywood Lane: Asked about sewer and water. Mr. McGrath showed him on the map.

Andy Mair, DeFreestville: He asked about the separation and lot sizes. He also asked what utilities for the new lot and they both will have public water and sewer.

Motion made to close public hearing by Mr. DeJulio and seconded by Ms. Foley.

Condition: 1. Driveway easement must be reviewed by counsel and approved. 2. Sewer district extension easement approval confirmation. 3. 911 address needs to be completed and added to the map. Discussion regarding one water line. 4. Each house must connect separately. 5. Copy of sewer district extension approval. 6. Any and all municipal approvals.

There is a question about the sewer extension being approved. Mr. Mair stated it was at the town board meeting.

County: Local consideration per Mr. Cioffi. SEQRA: Short form was completed but needs to be signed. Mr. Danaher (counsel), stated this cannot be approved until the form is signed. Mr. McGrath

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will sign tonight so the application is not held up. It is now signed. Chairman read all SEQRA questions and answers. No historic archeological issues.

Motion made for a neg dec by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Motion made to approve with above conditions by Mr. Wilson and seconded by Mr. DeJulio. 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 a General Business (BG) district, having parcel ID#: 124.-5-9.11.**

Martin Schmidt-C.T. Male spoke about the application. The public was able to see a map rendering of the site. The parcel is 26 acres. The solar site will be 13 acres. Proposed access will come off Streamview Lane. Wetland delineation was completed. A buffer will be maintain for the stream in the rear. A full landscaping plan was also completed. Approval from ZBA for the 8 foot fence was done on September 11. Ms. Foley asked about glare and Mr. Schmidt stated the panels are anti-glare. Screening was added along West Sand Lake Road per Mr. Schmidt. A visual impact study was completed. Mr. Schmidt showed projected photos of those views. Chairman Lacivita asked Mr. Schmidt to confirm the 911 address is correct. There is a NYSEG easement to the parcel. An access road will also be built. Construction storage will be done at Molson's garage on Main Avenue. No battery storage on site per Mr. Schmidt. Once the site plan is approved the applicant will purchase the land. Knox box access will be there as well as a fire truck being able to turn around.

Ms. Foley asked about previously discussed security cameras. Chairman Lacivita noted the Police Department had no comments regarding that.

Public Hearing opened:

Andy Mair, Defreestville: Decommissioning plan? Chairman noted it is on file and will have a lifespan of 20 years at least.

Ed Ackner, West Sand Lake Road. He has site view of this project and has spoke to the applicant. They have no issues and supports the project.

Rich French, 3 Avenue C: He is familiar with the 3 solar sites in town however this one is different. There is a Class A trout stream near this site. There is only one public access to that trout stream. This will eliminate the access. He feels this stream should be taken into consideration.

Chairman Lacivita stated that when there was another application for use to this parcel, there was access noted to the stream for fishing but removed from the plans. Chairman Lacivita will bring this to the recreation committee.

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Motion made to close public hearing by Ms. Foley and seconded by Mr. DeJulio.

Condition: A copy of the bond must be provided to the BD.

The environmental assessment for was completed and there are no significant impacts per Chairman Lacivita. The EAF was completed.

County: local consideration per Mr. Cioffi.

Motion made for a neg dec by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Motion made to approve with above conditions by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- **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.**

The site plan was amended but it is not necessary now because it will now be a 4 story building NOT 5 as originally planned. Chairman Lacivita noted no comments from municipalities except from the fire district.

Nick Costa spoke about the application. 3.9 acres. Access to the site will be through Van Allen Way. 107 parking spaces. Water and sewer will be lateral from existing. Underground storm water system. Mr. Costa presented maps and renderings of the site. Landscaping and plantings were also discussed. There will be 40 feet of roadway getting into the site. Signs were previously approved per Chairman. None of the wetlands will be disturbed per Mr. Costa. Retaining walls will be built on site as well. The site will have a water pump station.

Fire District letter had seven items to review per Chairman Lacivita. Chairman also would like BD to check where the water will run from an ensure there is adequate water pressure. Chairman asked Mr. Costa to reach out to the FD and show hydrants on the map. Also show snow storage on map (condition)

Mr. DeJulio asked about the noted grilling area on the map. Chairman Lacivita asked that he show how many grills and where on the map (condition). Mr. Costa stated it will be propane. Ms. Foley asked how the dumpster will be enclosed (condition). Mr. Costa stated it will be vinyl enclosure and show it on the plans.

Chairman Lacivita stated the sign pedestal needs some plantings and Mr. Costa will show that on the map (condition).

Ms. Foley asked about one way and two way roads into the site as well as delivery trucks. Mr. Costa showed on the map and where the transition stops and no longer go two way.

Mr. Danaher noted this is an extended stay hotel.

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Andy Mair, DeFreestville: He feels 99 rooms means 99 cars and the traffic impact. He asked if a traffic study was completed and Chairman has a traffic study for the PDD. Chairman also stated that the traffic will be looked at for the entire site.

Megan Malone stated there is no conference spaces and no event rooms and the traffic will be sporadic. Mr. Mair stated Washington Avenue is a short cut and feels the hotel guests will use it as well.

Chairman read the traffic statements from Mr. Costa including managing trips and peak traveling. Chairman Lacivita feels this hotel is not generating a strain on the traffic. An analysis is currently underway for Bloomingrove and Washington Avenue. It is not part of any project it is just a study the town board is conducting. A report is also in the file for this hotel traffic.

Motion made to close public hearing by DeJulio and Foley. All in favor.

Any additional parking analysis Mr. Costs could provide would be helpful per Chairman Lacivita. Also, include a staffing profile. Mr. Patel will provide that. Storm water management will be reviewed by town engineer (condition).

Motion made to table until the October 28 meeting to get information requested by Mr. Wilson and seconded by Ms. Foley. All in favor.

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.**

Chris Constantine, Baker Avenue, Wynantskill. Proposing 68 x 50 garage with 3 doors for storage. He is trying to get small businesses to rent a bay. The existing building will remain. Chairman Lacivita stated this is not technically in the Main Avenue design. Chairman asked that he work with the BD to work on a façade and landscaping. He noted the doors will face the east not Rt. 66. No signage per Mr. Constantine. He will put a bathroom in if renter requests. The front of the building will have lighting. The back of the building faces Stritsman property who prefers plantings as opposed to a fence. Ms. Foley asked if each bay will have their own electric meter. Mr. Constantine stated it will then be divided appropriately. There will be additional parking. Chairman asked if the contractor vehicle in parked in the bay what would happen if the workers come with their vehicle to get into the contractor vehicle. There could be 4 cars to be parked during the day while those drivers would be in the contractor vehicle. Mr. Constantine stated there will be 2 spots in front of each bay. Chairman Lacivita asked that he provide a plan for all of this. Chairman also stated the FD will want to look at the chemical storage and safety if a vehicle is on the bay and what is stored there. Will

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there be a fire alarm system? This will all be looked at. Chairman Lacivita stated we need to ensure there is enough parking. The bay will only be heated if a client asks for heat. Mr. Constantine understands all the concerns.

Motion made to table until all the considerations and questions are answered and applicant asks to be put on the agenda by Ms. Foley and seconded by Mr. Wilson. All in favor.

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.**

Steve Hartt, Hartt Engineering showed the board a map. They have been looking at the soil on the site. A traffic study was completed and was re-looked at because of the college. Mr. Hartt explained the new study from TeraCon. The speed limit is a town issue and can be lowered from the town. A report was issued September 9th. Sampling was also taken and documented. Mr. Hartt has been working with the BD and engineer. The roundabout issues at Williams Road were brought up for this project but Chairman Lacivita stated it is not the problem of this project. Chairman Lacivita stated there is no indication of any hazardous soil issues. The soil report will be filed with the county clerk office.

Ms. Foley asked if Mr. Hartt could see what homes in that area are still on well water. Mr. Hartt will confirm. Little League screening-Mr. Hartt stated there is a detailed plan for this that will be shown when they return before the board.

Chairman asked that Mr. Hartt review all this with the BD before the next meeting.

Motion made to table the application until the October 28 meeting by Ms. Foley and seconded by Mr. DeJulio. All in favor.

- **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.**

Chairman noted there was a public hearing in February for this application. Chairman would like to review with the applicant, the public comments received in writing. Comments on run calls for the ambulance were received. Police comments were received as well. Fire District comments also

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received. NYSDOT comments. Nigro from adjacent property comments. CDTC comments. All comments were reviewed by the applicant. Laberge received the project in March and responded August 19, 2024. A letter in response to Laberge by Project Engineer was received September 9. State DOT responded with some recommendations per Chairman Lacivita. The Ambulance Operations Director will work on some of these comments as well. Chairman is requiring that we have a separate meetings with the FD, PD, Ambulance in the same room with project engineer and BD and all issues can be discusses.

1. Storm water management –town engineer will respond to the board to say it was addressed.
2. Cut and fill “Town engineer” (same as above).
3. Blasting issues- BD issue and will inform this board.
4. Site development PB
5. Details (lighting, layout, etc.) BD and town engineer
6. SWPP- town eng.
7. Erosion control – town engineer
8. Approvals for county health-BD and utilities department. Water is East Greenbush. Water line was resolved in January per Michael They will not be tying into the same line as home depot.
9. Local issues – PB will discuss and clarify.
10. Traffic – Transportation counsel and traffic study to the board.

Mr. Ruthman spoke about the PDD approvals and not base this on the other projects. Chairman stated the traffic is a mess and we need to take a look at it and try to mitigate some of it.

Site development: Michael submitted a engineered site. Some retaining walls were eliminated and storm water will be underground. The majority of the site plan is still the same. SWPP was discussed.

Open item: design input from Ambulance and Town.

Applicant needs from the town-Michael has not seen any updated plans from the ambulance. No footprint changes just some little details to work out and they will meet with the ambulance and site planner to work that out. Referendum needs to be set with town supervisor to discuss funding.

BD needs to go over the site carefully and the issues will be gone over with PB.

Ms. Foley spoke about the corner of Rt. 4 by CVS was supposed to be cleaned up and supposed to have just one sign there. Where is the sign going to be for the apartments? Chairman found some old information and whatever was agreed upon back in 2011 needs to be resolved. Mr. Ruthman will take a look at that with the BD.

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Motion made to table to work on all comments and PB to review new details for October 28 meeting by DeJulio and Foley. All in favor.

Business Meeting:

- Approval of last month's meeting minutes – motion made to approve August meeting minutes by Ms. Foley and seconded by Mr. Ahern. All in favor.
- Motion to Adjourn at 9:16pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- 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).**

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.