

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**October 28, 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):** None

**Old Business/Discussion(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.**

Mr. Constantine and Brian Sipperly (Berry Engineering). Mr. Sipperly explained that this has been before the board previously and is there to answer questions about grading and lighting. He presented a lighting plan to the board. There is 7 acres and no utilities currently. He explained the plan for the new building requested. Utilities are planned to be installed on the property. The new building will be wood framed and there is currently a metal building on the property that is being renovated. A traffic study was presented as well with about 16 vehicles per hour for this site.

Chairman asked about fencing on the site and there are no fencing planned for the site per Mr. Sipperly. Mr. Constantine stated that the neighbor Mr. Stritsman prefers no fencing and just landscaping. Vinyl siding is planned for the new building. Sheet flow for water and no deposit into the creek per Mr. Stritsman. Eric Cioffi stated they are working on the storm water plan.

Mr. Sipperly gave the board members of photos of what each unit will look like. Each leaser will have contractor storage in the current and new building. Not self-storage or public garage. There will be operational controls for the owner and leasers. No office, place of business or vehicle storage for the contractors but if a tenant wanted to store antique vehicles they could. There will be arrangements between the owner and tenants. Per Mr. Constantine there will be no dumpster on site. Each tenant will have their own electrical service for their space. No outside storage will be allowed.

The tenant lease will include the conditions of the board.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing for November 25, 2024 by Mr. Wilson and seconded by Ms. Foley. All in favor.

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- **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. (Home 2 Suites Hilton Hotel)**

Mr. Costa discussed the application. He distributed material to the board and made another presentation. A submittal was made with detailed drawings and a colored rendering of the building. The drawings depicted detailed design and now show storm water management and sewer system connection with new pump station. Landscaping is now showing on the new colored rendering. This is now a completed comprehensive site plan package per Mr. Costa.

He noted the FD had prior questions about the hydrant placement which is now completed on the new rendering. FD access is also shown. Mr. Costa noted there are 107 parking spaces for the proposed hotel. Natural gas will be used. Signage: There is one large pedestal sign and other pedestal signs planned. A traffic analysis was also completed and sent to the board.

Ms. Foley asked about the traffic flow on the site as well as stop sign placement which Mr. Costa showed on the site plan rendering. Mr. DeJulio asked about the lighting illumination on the site and questioned whether it would be adequate. Mr. Costa explained it would be.

Chairman stated all the issues have been addressed.

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

Motion made for a conditional approval for the conditions discussed by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- **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.**

Mr. Hartt reviewed the application as well as issues discussed at the last meeting. Storm water fencing has been added to the plan as well as the storm water management and soil report which will be filed per Mr. Hartt. A traffic report was previously review by the board. Police Chief did not have any concerns per Chairman Lacivita. No comments received from school district tor fire district per Chairman. Conditions: File of soil conditions report, utilities be approved by town Lot line adjustment to Rensselaer County, Acceptance of town road design has been approved by the BD. HOA document needs to be reviewed and approved and filed with town and county clerk. Hours of construction will be approved by the BD per Chairman Lacivita. Motion made to approve with above conditions by Mr. Wilson and seconded by Ms. Foley. 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.**

Open items are traffic and conditions (11) and some design questions and sign on Rt. 4.

Michael (Lansing Engineering), Alana Moran, were present. Several meetings have occurred since the last meeting to discuss the project. Also, town water will be run to the site. Ms. Foley asked about a meeting with the town and Ambulance personnel. That meeting did occur. She pointed out that the Ambulance Building is part of the entire site plan and that needs to be sub-divided. Mr. Danaher stated that they are now discussing what environmental impact that building will have on the site. The Ambulance has approved the design of the building. Once that property is sub divided the original project engineer people are out of that ambulance project and the Ambulance Corp. will need to come before the board if anything on their site changes on the site plan.

Per Chairman Lacivita, the ZBA will be handling any signage.

Alana Moran reviewed the traffic study with the board. The work to date to mitigate this project has been completed per Ms. Moran.

Park that serve this project site were discussed. Underduck park and North Greenbush Town Park.

Part One has been reviewed and changes have been made.

Part Two: Type I action. Read to the board and questions have been answered by board members. Part 3 next month.

Conditions: compliance with 3 local laws, final water and sewer plans approved by BD, compliance with Rt 4 design guidelines, SWPPE Approval, hours and construction to be approved by BD., RC highway work permit, clarification of signage with ZBA action, review site plan with FD, easement provided to extend Bloomingrove, final SHIPPO clearance.

SEQRA review is completed per Chairman Lacivita.

- **Business Meeting**

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- **Approval of last month's meeting minutes** – motion made to approve September meeting minutes with page 6 corrections by Mr. Ahern and seconded by Ms. Foley.
- **Motion to Adjourn** by Ms. Foley and seconded by Mr. Ahern. All in favor.
- **Next meeting date: November 25, 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).**

**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.**