

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**November 25, 2024 - 6:30 pm**

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

**Public Hearing(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.**

Brian Sipperly, Verity Engineering along with Chris Constantine explained their application. They updated snow storage and a few small details on the sketch plan. The met with the BD as well since last meeting. Single story 3 bay garage to be installed that will be 3400 sq feet. Current building will remain and renovated. Use and area variances have already been received. This is for commercial storage and no business will be conducted on site per Mr. Constantine. No outside material storage or overnight vehicle parking. A rendering of the new building was shown to the public. Work permit for state DOT will be needed and the applicant will get that. Mr. DeJulio asked about each bay locking system. Mr. Constantine prefers electronic entry. BD will discuss with applicant about a knox box system.

Public Hearing opened:

Bob Muller, start up time for contractors-starting too early. He is asking the PB to start enforcing a 7am start time. Mr. Westfall stated they typically have 7am-7pm.

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

Condition: construction time for this project is 7am start Mon-Fri, Sat 8am-noon. Saturday after noon is subject to special request.

**Presentation(s):**

- **Application 24-10, for the Site Plan Application of Miller Animal Hospital (Michael & Evelyn Rice), 380 North Greenbush Road, Troy, NY 12180, for the purpose of constructing a 1,000 +/- SF addition to the existing building and constructing a new 7,000 +/- SF commercial building, at the property located at 380 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 134-1-12.**

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Steve Hartt – Hartt Eng. Presenting the application. He showed the board a rendering of the proposed project. They will obtain an easement from DFD for sewer access.

2.8 acre parcel. This will be a new animal hospital. Detention basin is planned. The current building, once everything is moved into the new building, will be used for retail or office space in the future. A new parking area will also be installed for the new building.

Mr. Hartt is not sure if there will be any boarding but will find out as well as if classes will be done there.

Motion made to accept sketch plan, PB lead agency, set public hearing for December 23 by Mr. Wilson and seconded by Ms. Foley. All in favor.

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

- **The Site Plan Application of Gerard Heininger Jr. (Ingraham Solar, Inc.), 1 Washington Place, Troy, NY 12180, for the purpose of placing a 10' x 20' connex box on the site for storing spare parts and spare modules for the solar photovoltaic facility (solar farm), at the property located at 391 Winter Street Ext., Troy, NY 12180, in an AR district, having parcel ID#: 123.-5-6.1.**

Applicant is not present.

Mr. Cioffi explained why they need to have the Connex box which will be used for spare parts.

The board needs to take no action.

- **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.**

SEQRA was completed last month. No formal SEQRA was decided. Michael from Lansing engineering spoke about this.

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Changes from last month are an updated footprint for the ambulance garage and an added flagpole and generator location. These are noted on the new renderings. Also, monument signs are now shown on the plan. CVS sign in front: no discussion has been done but Chairman Lacivita stated this is a ZBA decision. Changes requested to the EAF were completed as well. Mr. Westfall stated this is complete. Revised and submitted on November 8 per Chairman Lacivita.

John Sroka, Ambulance Commissioner, spoke about this. He gave a brief overview of the ambulance and past response times. He also explained the reasoning for this additional ambulance garage.

1.7 million dollars and \$700,000 for building site improvements.

The town board will take over the garage building. We are only looking at the spot for it.

SEQRA determination: Type I action. No significant impacts were found by the board.

Motion for a neg dec by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Conditions:

Compliance with local laws

Final water sewer utilities plan with BD and utilities dept.

Site must be in compliance with Rt 4 guidelines

Storm water plan approved by Town Eng.

Hour of construction must be approved by BD

Rensselaer County Highway permit

Final clearance with state preservation

Review of site plan with FD

Easement to extend Bloomingrove Drive documentation needs to be provided

All necessary approvals and permits. Motion made for site plan approval with above conditions by Mr. Wilson and seconded by Mr. DeJulio. All in favor. Roll call vote: Ms. Foley, Mr. DeJulio, Mr. Lacivita, Mr. Wilson. All in favor.

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**Business Meeting-**

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- **Motion made for a neg dec for 425 main avenue site.**  
Motion made to approve site plan (425 main Ave.) with condition of all permits and approvals must be given and construction time by Mr. Wilson and seconded by Mr. DeJulio. All in favor.
- **Approval of last month's meeting minutes**-motion made to approve by Ms. Foley and seconded by Mr. Wilson.
- **Motion to Adjourn at 7:30pm by Mr. Wilson and seconded by Ms. Foley.**
- **Next meeting date: December 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](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 24-06**, 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.