

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
December 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 24-10, 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.**

Site Plan Revision to construct a new building 7,000 sf, remodel existing building and reconfigure parking
Steve Hart presented.

- Storm Water plan will be finalized with Town Engineer
- DOT has been consulted, will obtain Highway Work Permit
- New and Remodeled building will conform to RT 4 Guidelines
- Sewer easement and access to be reviewed by Counsel and approved by Utilities Department
- Existing storage building will be removed or shown on site plan with Building Department approval
- New Building will house Animal Hospital, existing building will be repurposed for other allowed commercial use

There was no one present for public comment. Motion made to close Public hearing by Mr. Ahern and seconded by Mr. DeJulio. All in favor.

Application was reviewed and discussed by Board Members.

Neg Dec SEQRA determination approved 5-0

Motion made to approve with the below conditions by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Conditional Approval Granted 5-0

Conditions:

1. Sewer Line easement by NGFD # 1 to be approved by Counsel

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2. Town Sewer permit issued
3. NYS DOT Work Permit obtained
4. SWPPP approval by Town Engineer
5. Existing shed to be shown on Site Plan with Building Department approval
6. All necessary municipal permits

November meeting minutes motion to approved by Ms. Foley and seconded by Mr. Wilson. All in favor.

Presentation(s): None

Old Business/Discussion(s): None

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- Business Meeting
 - Schedule public hearings
 - Approval of last month's meeting minutes
 - Motion to Adjourn
 - Next meeting date: January 27, 2025

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).**

BY ORDER OF THE PLANNING BOARD DATED: December 10, 2024, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.

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.