

# **Town of North Greenbush Planning Board**

**2 Douglas Street, Wynantskill, NY 12198**

## **Meeting Minutes**

**February 24, 2025 - 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 25-01, for the Site Plan Application of Paris Property Group, LLC, 375 North Greenbush Road, Troy, NY 12180, for the purposed construction of a 4,992 +/- SF warehouse addition to the existing building at 375 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-5.**

Steve Hart, Hart Engineering presented the application. This does not require sewer. National Grid runs behind the building and the side.

Turn Key would like to build a 5,000 square foot warehouse in the rear. There is a road behind the building which will be pushed back. They will also be adding parking back there. There will be a small loading area. Box trucks will be doing the deliveries to the warehouse per Mr. Hartt. The septic system that was currently there was reviewed and inspected by the health department. When sewer is available, they will tie into that and no longer use the septic. Mr. Hart had renderings of the planned warehouse and current building on site. Snow storage may be on the national grid property. They are in discussions with them now. No intention now to add additional employees per Mr. Hart. per Mr. Hart.

Unlisted SEQRA action. Short Form. Checklist was completed per Chairman Lacivita. Per Mr. Cioffi there are no zoning issues.

Motion made for planning board to be lead agency and schedule public hearing for March 24th and accept sketch plan by Mr. DeJulio and seconded by Ms. Foley. All in favor.

- **Application 25-02, for the Site Plan Application of Paris Property Group, LLC, 375 North Greenbush Road, Troy, NY 12180, for the proposed construction of a 10,000 +/- SF retail plaza at 381 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-6.**

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Steve Hart, Hart Engineering presented the application. 10,000 sq. feet. Business, retail, office, apartment, restaurant are possibilities. They are working with National Grid for snow storage. Single story building planned now with the possibility of a second story. This site will need sewer per Chairman Lacivita. Laberge will be in those discussions for a new sewer district per Mr. Cioffi. Per Mr. Hart they are not ready to schedule a public hearing and site plan. Landscaping is also planned as well as outside lighting. When the county approves the sewer plan, he will come back before the board.

Motion made to table until there is action by the County for sewer District and applicant contacts building department, etc. by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- **Application 25-03, for the Site Plan Application of Daniel O'Neill, 40 Geneva Blvd., Wynantskill, NY 12198, for the proposed tenant fit-up of a not-for-profit thrift store at 4 Ludlow Lane, Rensselaer, NY 12144, in a BG (General Business) district, having parcel ID#: 133.-2-9.**

Daniel O'Neill presented his application. Mr. Cioffi looked at the property. He wants to fix up the building (painting, etc.).

Parking-there is parking in the rear of the building. Mr. O'Neill is only using 3,000 sq. feet of the building. The other part of the building is being used as storage by the owner. He will have a sign with the name of the thrift store.

Per Chairman Lacivita, there is no planning board action for this and a motion was made by Mr. Wilson and seconded by Mr. DeJulio to this. All in favor.

**Old Business/Discussion(s): None**

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**Business Meeting:**

- Approval of last month's meeting minutes-motion made to approve January 2025 meeting minutes by Mr. Wilson and seconded by Ms. Foley. All in favor.
- Ms. Foley asked about the fencing situation at Wendy's. She noted the fencing around the dumpster is falling apart and is not vinyl. Mr. Cioffi stated he would look into this.

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- Chairman Lacivita would like to commend the BD for enforcing a lot of things recently.
- Motion to Adjourn at 7:16pm by Mr. Wilson and seconded by Mr. DeJulio. All in favor.
- Next meeting date: March 24, 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](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.