

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Agenda
April 28, 2025 - 6:30 pm

PLEASE TAKE NOTICE that the Planning Board of the Town of North Greenbush will hold a public hearing on Monday, April 28, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

- Pledge of Allegiance
- Roll call

Public Hearing(s):

- **Application 25-05**, for the Site Plan Application of Rosetti Construction, LLC/Matthew Falvey, 427 New Karner Road, Albany, NY 12205, for the proposed 36-unit apartment building, roadway and parking lot on Valley View Blvd., Rensselaer, NY 12144, in an IG (Industrial) district, having parcel ID#'s: 133.-2-1.161 & 133.-2-1.19.
- **Application 25-06**, for the Site Plan Application of Cellco Partnership d/b/a Verizon Wireless, 1275 John Street, West Henrietta, NY 14586, for the proposed installation and operation of a communications facility at 4478 NY-43, Rensselaer, NY 12144, in an AR (Agricultural Residential) district, having parcel ID#: 145.-8-11.
- **Application 25-07**, for the Revised Site Plan Application of BDC Group, 11 Herbert Drive, Suite 3, Latham, NY 12110, for modifications to parking and traffic flow at Vandenburg Place (Beverly Rose way), The Villages of North Greenbush (Stacey Way) and 50 North Greenbush Road, in a PDD (Planned Development District) district, having parcel ID#'s: 123.-1-21, 123.9-7-1 & 123.-1-3.111.

Presentation(s): None

Old Business/Discussion(s):

- **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 25-08**, Woodland Hill Montessori School located at 100 Montessori Place, Rensselaer, NY 12144, for the purpose of installing a 30 ft diameter portable circular tent (yurt) on the existing campus, in a PBD (Professional Business) district, having parcel ID#: 144.2-4-41.22.

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- Business Meeting
 - Schedule public hearings
 - Approval of last month's meeting minutes
 - Motion to Adjourn

- Next meeting date: May 19, 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: April 15, 2025, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.

Pending Projects:

- **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.
- **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.