

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Agenda**  
**February 26, 2024 - 6:30 pm**

- Pledge of Allegiance
- Roll call

**Public Hearing(s):**

- 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 5-story, 107 room hotel on 3.89 acres located off Van Allen Way in a PDD district, having parcel ID#: 144.-10-33.13.
- Site Plan Application of Bloominggrove 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 Bloominggrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.

**Presentation(s):**

- Sketch Plan Application of Wynantskill Solar, LLC, represented by C.T. Male Associates, 50 Century Hill Drive, Latham, NY 12110, for the development and construction of a 3.3 MW ground-mounted solar farm at 163 West Sand Lake Road in an R2 district, having parcel ID#: 124.-5-9.11.

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

- Pheasant Lane Major Subdivision – An updated map has been submitted and shows the addition of two more SWPPP ponds. One on lot 14 and the other small one on lot 3. The one on lot 20 is where it has always been shown. The lots at the end of Meadowlark each will have their own Rain Gardens.
- The Site Plan Application of Finelli Development Corporation (John Finelli), 359 Broadway, Troy, NY 12180, for the purpose of redeveloping & combining the properties known as 11 Glenmore Rd & 76 North Greenbush Rd; convert the existing single family dwelling at 11 Glenmore Rd into commercial space, construct a 3,200 SF commercial building with a drive thru, at the proposed address of 78 North Greenbush Rd & site plan modifications to ingress and egress on North Greenbush Rd, in a BG district, having parcel ID's: 123.09-2-4 & 123.09-2-6 respectively.
- Referral from the Town Board regarding the Transportation Corridor Overlay District Repeal Law.

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- Business Meeting
  - Schedule public hearings
  - Approval of last month's meeting minutes
  - Motion to Adjourn
  - Next meeting date: March 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).**

BY ORDER OF THE PLANNING BOARD DATED: February 13, 2024, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.