Town of North Greenbush Planning Board

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

**Meeting Minutes**

**January 7, 2019 at 6:30 pm**

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson-absent, Leanne Hanlon-absent (Secretary), Mark Ahern, Steven Kirk, Justin Law (Legal Counsel), Michael Miner (Building Department-acting town engineer).

* **Public Hearings:**

**The Application for a minor subdivision of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a four lot minor subdivision, at the property located on Mammoth Springs Road, in an AR district, having parcel ID#: 145.-10-20.1.**

Presented by Steve Hart. 42 acre parcel on the west side of Mammoth Spring Road. Mr. Hart reviewed the plans, explaining that there are ACOE wetlands, will be below threshold and submitting application. Will work with Laberge regarding SWPPP, awaiting review letter comments. Will be working with Fire District and Fire Marshal regarding driveway lengths and related requirements. Intending on creating one shared driveways to two parcels. MJ Foley questioned need for 700’ shared driveway with a 2% to 6% grade. Mr. Hart advised that separate driveways would have greater impact on wetlands.

Public Hearing Opened:

Susan Bove 186 Mammoth Spring Road: Was contacted by applicant to discuss concerns. Provided a letter dated 1/7/19 for the record and reviews contents, Mr. Laberge was provided a copy.

Alysia Miller 162 Mammoth Spring Road: Provided a letter dated 1/7/19 for the record and reviews contents, Mr. Laberge was provided a copy.

Jim Gage 157 Mammoth Spring Road: Provided a letter from Lloyd Miller dated 1/5/19 for the record and reviews contents, Mr. Laberge was provided a copy. Discussed deed restrictions for flag lots.

Amy Keegan 294 Morner Road: Raised issued regarding traffic concerns on Mammoth Spring and Morner Road, the cumulative impact of development on traffic, Road conditions and hazards, Enforcement of the 3 ton weight limit. Raised concerns about wells and depth and overall water supply. Reviewed letter submitted at meeting.

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Matt Millea 52 Huntleigh Drive, Loudonville (land owner): Mr. Millea discussed general idea of the limited sub-division, that it would be possible to sub-divide into smaller parcels but it is his intent as a family owner to preserve the rural character of the area.

Andy Maier Brinker Drive, Defreestville: Raised concerns regarding Fire access requirements for driveways. Also asked if there is an HOA planned, responsibility for snow plowing and maintenance of driveways and fire code issues.

Chairman reviewed Fire Code comments by Fire Marshal Bill Miller.

Lynn Shultis Mammoth Spring Road: Had question of status of building code.

Closing comments by Mr. Hart – Will address all comments. Updated plan will follow all town code requirements and permitting by ACOE, NYSDEC, RCDOH and SWPPP approved by Laberge.

Motion to close public hearing, leaving record open for comment and table until 2/4/19 by Mr. Kirk and seconded by Ms. Foley. All in favor.

* **The Application for a revised site plan approval of BT Albany, 200 Whitmer Road, Suite 200, Horsham, PA 19044, at the property known as Van Rensselaer Square, 100, 101, 102 & 103 Van Rensselaer Square, Rensselaer, NY 12144, in a C (commercial), having parcel ID#: 145.-7-1.122.**

Paul Goldman representing. Mr. Goldman reviewed need for storage shed for Hanna Reality, to be used for reality signs, also reviewed list of items that needed to be remedied and noted that the Shop Rite banner sign was to be removed, Mary Jude Foley questioned removal of snow. This was added to the list of items.

Public Hearing Opened:

Gail Nizikerk (sp) Glenwood Road: Asked about the CDTA Bus Stop

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Public Hearing closed 4-0

Mr. Goldman advised he would contact CDTA about bus stop and bus route thru Plaza. Mr. Goldman agreed that all items on list, plus snow storage would be addressed prior to applying for a Certificate of Occupancy for Wendy’s.

SEQRA finding Neg Dec Approved 4-0

Final Approval with conditions listed above. Approved 4-0

* **Presentations:**

**The Application for the site plan approval of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for a carwash, at the property located at 480-490 North Greenbush Road, Rensselaer, NY 12144, in a BG (General Business) district, having parcel ID#: 133.-2-10.**

Reviewed site plan for car wash. There will be no Rt. 4 access. In Sewer and Water District. Will comply with Rt 4 guidelines. Will follow all NYSDEC guidelines. Is aware of Town restriction regarding connection to municipal for car wash use, and will discuss local law with Town Board. ZBA action on 1/9/19 ZBA Agenda. Discussion about sewer connection and car wash use.

Motion to accept Site Sketch Plan, designate Planning Board Lead Agency and schedule Public Hearing for 2/4/19 at 6:30 PM. Approved 4-0

* **The Application for the site plan approval of Enzien, Inc., 167 Lape Road, Rensselaer, NY 12144, for a full service carwash and building addition, at the property located at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) zoning district, having parcel ID#: 144.2-4-8.**

Brian Sipperly presenting. Car Wash will be full service, interior and drive thru with separate detail building. Some adjacent wetlands, no DEC or ACOE disturbance. No standing water, not in 100 yr floodplain. No access changes allowed by NYS DOT. Currently Well and Septic, Water and sewer available, septic will be abandoned. Will comply will RT 4 guidelines. Will make parking lot improvements – total 75 parking spaces. Existing building – future use not determined. Will review municipal water use with Town Board. Will include oil/water separator for sewer. Will review sewer

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connection issue with Town. Hours of operation needs to be specified Estimate of 120 vehicles/day. Will review any ZBA issues with Building Department. Ms. Foley asked about right in access, discourage Left in. NYSDOT issue, and also asked for more clarity with traffic flow in parking lot. Mr. Miner indicated that 3 stacking lanes will be needed to address site circulation.

Motion to accept Site Sketch Plan, designate Planning Board Lead Agency and schedule Public Hearing for 2/4/19 at 6:30 PM. Approved 4-0

* **The Application of R.A. Momentum, LLC, 1 Madison Street, Suite 300, Troy, NY 12180, for a revised site plan and revised major subdivision plan, at the property known as the Tech Valley Residential Community Planned Development District in the area of Route 4, Glenwood Road and Glenmore Road, having parcel ID#s: 123.-1-6.12, 123.13-7-1, 123.-1-6.11 and 122.-2-9.**

Mike Roth presenting. This project was previously approved by Planning Board under a Town Board approved local Law PDD, for all 2 level twin town homes. Applicant is requesting modification to change 66 lots from 2 level to single level twin town homes. No other changes to dwelling units, same number of bedrooms. There will be changes to lot sizes, increased roof area may impact SWPPP and greenspace in HOA. No change to town dedicated green space. Changes will be reviewed by Mr. Laberge and Mr. Kerwin will be advised regarding Local Law. Are these changes acceptable or will local law need to be modified.

Motion to accept Site Sketch Plan, designate Planning Board Lead Agency and schedule Public Hearing for 2/4/19 at 6:30 PM. Approved 4-0

* **Old Business:**
* **The Application for a major subdivision of MMHC Enterprises, LLC, 174 Pershing Avenue, Wynantskill, NY 12198, for a major subdivision of the lands of Judith A. Massey, 34 Buckbee Road, Troy, NY 12180, located along Buckbee Road and North Road, in an AR district, having parcel ID#: 123.-5-5.11.**

No action, Mr. Westfall not present. Mr. Laberge still developing review letter. Question regarding pending. Ethic Board action. Chairman would find out if this action has any

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impact on Planning Board approval of a sub-division. Mr. Ahern advised that a recommendation by the Ethics Board to the Town Board may be forthcoming in a month or two.

* Motion approved 4-0 to table to 2/4/19.
* Business Meeting

Minutes of the 12/3/18 Planning Board meeting approved 4-0.

Discussion regarding meeting schedule and proposed change to avoid conflicts to the 4th Monday of the month.

Next meeting is already set for 2/4/19, then following meeting would be 2/25, then 3/25 on the 4th Monday except when impacted by holiday. Approved 4-0

Motion to adjourn 4-0 8:45 PM

* Next meeting is: February 4, 2019