

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**January 23, 2023**

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern-via cell phone, Steven Kirk, Eric Westfall (Town Engineer), Michael Miner-Building Department, Ian Silverman (counsel). Steve new code enforcement officer is present.

**Public Hearings:** None

**Presentations:**

- **The Application for a minor subdivision of MA Capital Properties Corp (Catherine Graziano), 112 North Greenbush Road, Suite C, Troy, NY 12180, for the purpose of constructing a self storage facility at the property located at 294 Valley View Boulevard, Rensselaer, NY 12144, in an IG (Industrial) district, having parcel ID#: 133.2-1-20.**

Mr. Costa is presenting the application to the board. He provided a rendering of the proposed building. Mr. Costa stated this is not a sub division and the lot already exists. Just a site plan. 2 acres in size. Applicant would like to build a 4 building self-storage facility. Small office located in first building about 800 square feet. Sanitary sewer and water along Valley View Blvd per Mr. Costa. The total of storage units has not been determined yet per Mr. Costa. 44.4% of the site will be green space. Lighting will only be on the building and the site will not be lighted. This is next door to the Regeneron Daycare and this site will be gated for security. Emergency access will be an issue per Chairman Lacivita. All will be external entrance and not enclosed. Neutral color. The landscaping plan will show that the daycare and roadway will be buffered. East Greenbush school district.

Ms. Foley asked about signage and Mr. Costa will provide that.

Mr. Wilson asked about snow storage and Mr. Costa said it will all be at the rear of the building. There will not be any dumpsters on site.

Motion made to accept sketch plan, declare PB as lead agency and schedule public hearing for Feb 27 by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **The Application for a minor subdivision of Brian Foust, 60 Bloomingrove Drive, Troy, NY 12180, for the purpose of approving a 3 lot subdivision of the property located at 60 Bloomingrove Drive, Troy, NY 12180, in an R1 & R3, having parcel ID#: 123.-1-15.**

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Applicant asked to postpone until next month.

- **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.**

Mr. Dingley presented the application to the board. He provided renderings for the board.

Side setbacks and front of building are issues per Mr. Dingley. He did state the parking would be in the front of the building.

BD has reviewed application per Chairman. They felt it was compliant with the guidelines per Chairman Lacivita.

Town law 2022 multifamily moratorium law which was read by Chairman. Chairman Lacivita stated this application is effected by this moratorium but will need to apply to the town board for a variance to this local law. It is also stated that this needs to be forwarded to the planning board for a referral. Chairman stated he needs to contact the town supervisor and town board to see if they will send it to us for referral and that this is the town board's decision. He also stated this law is only in effect after this law was enacted. And Chairman feels this is the case for this application. Mr. Dingley needs to contact the Town Clerk. Chairman will email the board.

Motion made to table this until town board acts by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **The Application for a major subdivision of Capital Area Properties, LLC, 1 Coyote Lane, Troy, NY 12180, for the purpose of constructing 19 residences (single family homes & town homes), at the property located on Pheasant Lane, in an R1 & R2 district, having parcel ID#: 123.11-4-7.11.**

Steve Hartt presented the application on behalf of Dave Mulino. He provided a rendering and now shows the wetlands which have been delineated. The homes will be turned about 90 degrees for snow removal and plowing. He said they will be 1200-1400 homes. There is water and sewer to connect to per Steve Hartt. They have also met with the BD to review this. He showed where the water line would run as well. They will provide an easement for those that cannot connect.

Ms. Foley asked about water coming over the hill and causing flooding in that area. Mr. Hartt explained they will retain as much water as possible. Chairman Lacivita would like something from the highway department to show this will work with realigning the structures. Mr. Mulino will work on an arraignment and easements to handle the situation.

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Motion made to accept sketch plan, make PB lead agency, and schedule public hearing for February 27, 2023 by Ms. Foley and seconded by Mr. Wilson. All in favor.

**Old Business/Tabled Discussion: None**

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- Approval of October 2022 meeting minutes: Motion made to approve October minutes by Mr. Wilson and seconded by Mr. Ahern. All in favor. (No November or December 2022 meeting)
- Motion to Adjourn: Motion made to adjourn at 7:09pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: February 27, 2023

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).**