

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

January 27, 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): None

Old Business/Discussion(s):

- **Town Board referral of PDD amendment request for Local Law #1 of 2020 to the Planning Board, for the Vandenburg Condos located at Beverly Rose Way, Troy, NY 12180.**

Applicant letter was reviewed by the town board from October. This was approved in local law as condos with owners living in them. No rentals allowed. It was previously decided it was not a Planning Board matter. However, the town code requires an amendment to the PDD which requires PB review. Chairman Lacivita stated there is no change to density or occupancy. The reason for the change is they were not selling the condos fast enough and decided to try to rent instead. The owner of the project did not want it to sit there incomplete therefore renting was an option. If the applicant comes back to the board for any reason this board can comment. Chairman Lacivita stated there is no concern from this board whether they units are rented or not. The PB is addressing this now. Chairman asked if the ingress and egress would change because of the National Grid issue and Mr. Westfall stated it did not. There are traffic flow issues and always have been per Chairman Lacivita. There is not appropriate signage as well and there never was not Chairman Lacivita. Chairman asked that where cars are parking is that a fire lane now? The "no left turn" signage was also taken down. Therefore, there is not full site plan compliance. They are expanding to owner occupied and rental. It was previously just owner occupied. Mr. Westfall stated the road in and out has not changed. Chairman read recommendations and findings from Chief Keevern which will be sent back to the town board.

Ms. Sabo stated Chief Keevern responded to a letter that was sent to her and she reached out to the Chief. That is where the letter was generated. How does the PB feel about the change from owner occupied to rentals? Mr. Wilson stated there are people on Stacey Way that are unhappy about this change. The traffic flow is also a problem in there. Mr. DeJulio stated it is not germane to this board. Our concern is to make sure the town enforces the requirements but there is a concern students will rent them. Mr. Cioffi read some of the lease requirements to prevent multiple people renting. Impact on school district would be minimal if people are renting as well as emergency services, etc.

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Ms. Foley stated that when we did SEQRA it was owner occupied with a homeowners association. There was also supposed to be a dog park and there is not currently. The site plan was reviewed and there is no dog park on it per Mr. Westfall. Chairman asked Mr. Westfall if the current site plan is building the way it should be and he stated yes so far as the site is being developed. Ms. Foley stated will this set a precedence to other site plans to come. Chairman and Mr. Cioffi stated it will not.

Mr. Danaher stated town board will look at everything and how it will affect current residents and ask those questions.

It was discussed that there is currently no appointed town attorney. Mr. Danaher is filling in. This board will stay away from all the town board issues but comment that changing this from owner occupied to rental is not a PB issue. The PB has no issues with this change per Chairman. Mr. Danaher stated that when this PDD was approved the public was told this would be owner occupied and the rental was not discussed. The board does have concerns with the traffic and traffic safety which will be on the recommendation and include appropriate signage per Chairman Lacivita.

Ms. Foley asked how this affects the HOA? Owners of the units were to be responsible for the conduct of the renters and the HOA will need to be amended.

Motion made to make these recommendations, send to board members as well as Mr. Danaher and send to the Town Board by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **Update on grading issues at 716 Bloomingrove Drive, 718 Bloomingrove Drive & 726-728 Bloomingrove Drive.**

Mr. Westfall stated this includes the Quackenderry Commons and the Dispensary. They are preparing a revised grading plan. It will allow them to minimize certain things without impacting current plans. This resolves the order to remedy per Mr. Westfall and they will go before ZB with this. The Building Department stated they are handling it and will have no impact to the site plan. No PB action needed.

Business Meeting

- Approval of last month's meeting minutes: Motion made to approve the December minutes by Mr. DeJulio and seconded by Mr. Wilson.
- Motion to Adjourn at 7:10pm by Mr. Wilson and Mr. DeJulio.
- Next meeting date: February 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 . **Please see the Planning Board page on the Town's website to view the application(s).**

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.