

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
March 24, 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-absent, Phil Danaher (counsel).

Public Hearing(s):

- **Application 25-01, for the Site Plan Application of Paris Property Group, LLC, 375 North Greenbush Road, Troy, NY 12180, for the purposed construction of a 4,992 +/- SF warehouse addition to the existing building at 375 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-5.**

Matt Bono- Hart Engineering spoke about the application. Proposing an addition to an existing building for storage. They added a dumpster which was suggested last meeting. A retaining wall was also added in the plans. No water or sewer services are needed per Mr. Bono.

Chairman Lacivita confirmed the traffic pattern as well as additional parking on the plan.

Chairman also asked about the proposed sewer extension progress. Per Mr. Danaher no discussion on this. Chairman Lacivita asked about snow storage. Mr. Bono showed where that will be on the site plan and he will make sure it is put on there. An easement between 375 and 381 for shared driveway access and a copy will be provided to counsel.

Mr. Cioffi stated this will need to go to the Zoning Board for an area variance. They have submitted a zoning application and it will be heard April 9th.

Ms. Foley asked about signage. There will be signs showing One Way Traffic Do Not Enter. She suggested another sign on the building to show this as well. The one way signage will be on the asphalt. There will be company vehicles parked behind the proposed warehouse overnight. Vinyl fencing will be put around the dumpster.

Public Hearing Opened:

Andrew Mair, Brinker Drive, Defreestville: Would like to ensure a condition that ZBA approves an area variance. Chairman Lacivita stated yes, that will be done.

Mr. Mair asked if any part of the proposed building used for sales or retail. The owner has previously stated that will not occur per Chairman. Mr. Mair wanted clarification on the total number of parking spots and it was clarified with Mr. Westfall. Mr. Mair asked if the warehouse will be connected to sewer and water and that is a no at this time.

Police Chief Kevern has no concerns per Chairman Lacivita

Motion made to close public hearing by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

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Chairman stated this can proceed with a conditional approval.

Conditions:

1. Zoning Board approve the area variance or any other action.
2. All appropriate municipal permits are applied for an issued.
3. Shared driveway agreement be completed and submitted to counsel.

SEQRA:

Motion made for a neg dec by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Motion made to approve with three conditions above by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Presentation(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.**

Matt Bono, Hart Engineering spoke about the application. 36 unit apartment building serviced by municipal sewer and water. Additional parking will be outside the building and under the building. Mr. Bono showed a proposed rendering of 36 unit apartment building. Mr. Cioffi stated this would be Building 7. Building 6 was just completed per Mr. Cioffi. Ms. Foley asked about the southwest part of the building which was clarified to be the setback line and not the property line. Per Mr. Cioffi parking requirements have been met. Chairman Lacivita asked that they forward their plans to the County Health Department. Mr. Bono will do that.

Target population for this would be. Mr. Bono will discuss this with the builder as to whether families with children or over 55. This would affect the school district. Chairman asked what the monthly rent would be and Mr. Bono will have that figure for the public hearing in April. No community area per Mr. Bono.

Motion made to declare planning board lead agency, accept sketch plan and schedule public hearing for April 28 by Mr. DeJulio and seconded by Ms. Foley. All in favor.

- **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 a AR (Agricultural Residential) district, having parcel ID#: 145.-8-11.**

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Mr. Dave Brennan presented the application. This is an initial presentation for the board. 9.5 acre parcel. 110 foot telecommunications tower. They will also need a special use permit from Zoning Board. He noted this is necessary because of call dropping and no service because the closest tower is too far away. Mr. Brennan mentioned how far away this would be from nearby streets. A full environmental assessment form was completed. As well as a letter for permission from the property owner. He also provided their FCC license. They also provided photos to show the view from other areas. Mr. Brennan stated they do not need a light on the tower and noted that 3 carriers will also be using this tower. Noise analysis was also provided. Mr. Brennan feels the towers are super quiet. Renderings were also provided per Mr. Brennan. He noted that they are within 500 feet of an active farm. They will have an access easement if included in the lease per Mr. Brennan.

Mr. Danaher asked about a plan about what to do with the tower at the end of it's life. Mr. Brennan has not completed yet but it will get done and sent to the board. Mr. Wilson asked about the generator that will be on site. If there will be more companies using the site will more generators be needed? Mr. Brennan stated he is not sure what their requirement will be. Mr. Wilson asked that if other companies will need a generator does he have room and Mr. Brennan stated yes there is room. One of the equipment cabinets does have battery back up per Mr. Brennan. The ZBA application has been submitted per Mr. Brennan.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing for April 28 by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Old Business/Discussion(s):

• **Discussion regarding Stacey Way/Beverly Rose Way flow of traffic.**

The fire marshal requested to remove the emergency access gate at the cul-de-sac which connects to Beverly Rose and Stacey Way. Chairman Lacivita spoke to the fire marshal about this and he does not have a problem. However, the residents may because it was on the site plan and the residents saw that. Chairman feels it needs a public hearing so the residents can voice their concerns if any, during that time. There are access issues to the entrance on Stacey Way. The town board responded to this. The applicant will be submitting a revised site plan and a public hearing will be held per Chairman Lacivita. There needs to be a clear path and changes to the entrance and currently people are still parking there. There have been a few complaints. The applicant is working on final revisions with the BD and will be at the April 28 meeting for a public hearing. Motion made to schedule this public hearing for April 28 by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Business Meeting:

- **Approval of last month's meeting minutes:** Motion made to approve February meeting minutes by Mr. DeJulio and seconded by Mr. Wilson. All in favor.
- **Motion to Adjourn:** Motion made to adjourn at 7:47pm by Mr. DeJulio and seconded by Ms. Foley. All in favor.
- **Next meeting date: April 28, 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. (Davey's 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.**
- **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.**