

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
April 28, 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 25-05, 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.**

Mr. Hart presented the application for a public hearing. The medium rent would be approximately \$2400/month. Chairman Lacivita stated the County Health Department that there will have to be an extension of the county water and sewer district. Chairman stated he needs to coordinate that with the county. Ms. Foley asked about the parking. Mr. Hart stated every unit will have a parking spot underground and there will be additional parking for overflow. (36 spaces under and 50 outside). This building will not be connected to any other buildings currently on the site. As of right now there are no plans to have electric car plug in.

Public Hearing Opened.

No one wishing to speak.

Motion made to close public hearing by Mr. DeJulio and seconded by Ms. Foley.

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

Mr. Brennan: Young/Summer Law Firm presented the application. He provided a rendering of the communications facility. This is to extend coverage in the area. AT&T, Verizon and Dish Network will be on the tower. He showed the public all the photos that were taken. He stated they could not hear the tower inside the building. They have been before the Zoning Board and will be back on the ZB agenda for May.

Easements: They will record a memo of lease that will be filed with the County Clerk.

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Decommissioning Bond: Mr. Brennan put together an estimate to remove everything when the life of this tower is over and that will be \$70,000 and he will add that to the record and will be filed with the Town Clerk.

No written comments per Chairman Lacivita.

Mr. DeJulio asked that they will be connecting to a neighbor's driveway. He asked who will be responsible to keeping up with the site. Mr. Brennan stated they will make repairs but will only visit the site a few times a year. Ms. Foley asked what the fuel source will be for the generator. It will be diesel fuel and there is an alarm on the fuel tank. The site will be plowed is repair personnel need to visit the site to make repairs. The width of the road is 24 feet.

Public Hearing Opened:

No one wishing to speak.

Motion made to close Public Hearing by Ms. Foley and seconded by Mr. Wilson. All in favor.

- **Application 25-07, for the Revised Site Plan Application of BDC Group, 11 Herbert Drive, Suite 3, Latham, NY 12110, for modifications to parking and traffic flow at Vandenburg Place (Beverly Rose way), The Villages of North Greenbush (Stacey Way) and 50 North Greenbush Road, in a PDD (Planned Development District) district, having parcel ID#'s:123.-1-21, 123.9-7-1 & 123.-1-3.111.**

The BD asked that the emergency gate be removed from Stacey way and Beverly Rose Way. Colton Hilt spoke about the application. He said they are still waiting on approval from Dave Mulino regarding turning radius for delivery trucks as well as Juniors. This is a work in progress per Mr. Hilt. He stated the dumpster corral is not installed per site plan so they had to change things a little. They shifted things so there is no bottle necking in the area of the above streets. Parking spots were added to the site. The Town Board is making some revisions to the plan but the PB can act independently. Mr. Wilson asked about snow removal. Mr. Hilt stated Dave Mulino has a snow removal contractor. Chairman Lacivita stated this is private property ad Mr. Hilt stated yes.

Mr. Danaher stated this is contingent on adjourning until May.

One written comment: Chairman stated there is one written comment which they asked about sidewalks but that is not part of this project per Chairman Lacivita. The original approval did not include any sidewalks.

Part 2 which does not pertain to Mr. Hilt:

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Public Hearing Opened:

Renatta Ockerbee (23 Stacey Way) asked if the stop signs will be DOT size and they will and Mike Esposito (16 Stacey Way) spoke about the property for a proposed sidewalk but he mentioned Dave Mulino owns that property.

Tom ? (32 Stacey Way) asked about the dumpster area behind Juniors. Mr. Hilt explained that the dumpster corral will get small and be closer to Juniors. He will also try to hide it with landscaping.

Public was speaking but not giving their name .

A Women asked about speed bumps but Chairman stated speed bumps are not allowed in the town. Chairman Lacivita also stated that the PD does not enforce a lot of these areas because of the HOA.

Residents were speaking to the board and making comments and not identifying their selves.

Mike Esposito stated there will be stop signs installed. He is on the board for the Villages. Residents are now speaking to each other. Mr. Danaher stated the residents need something from the property owner stating they are good with this.

Chairman Lacivita on the advice of counsel, stated this will be tabled until May 19th (next meeting). Motion made to table and continue the public hearing for item number one for final version of site plan and any agreements needed by Mr. DeJulio and seconded by Ms. Foley. All in favor.

It was noted that Stacey way and Beverly Rose way are private roads per Chairman Lacivita. Chairman read the names of the residents who submitted comments for this project for the record.

Many residents made comments who did not identify themselves.

Chairman Lacivita is very sensitive to the situation of the residents on Stacey Way and Beverley Rose Way. The entire board is sympathetic.

Presentation(s): None

Old Business/Discussion(s):

- 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.

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Dave Kimmer from ABA Engineers spoke about the application. They would like to add an exit out where the area is used for storage so tow trucks can get out without backing up. He stated they have conceptual approval from DOT. The tow trucks come through the main entrance. The tow trucks will be the only vehicles using that exit area. Chairman Lacivita stated we need to make sure the new exit prohibits anyone making a left turn out. Owner is willing to install a gate as well per Mr. Kimmer.

Motion made to accept site plan amendment, designate PB as lead agency and schedule a public hearing for May 19th by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- **Application 25-08, Woodland Hill Montessori School located at 100 Montessori Place, Rensselaer, NY 12144, for the purpose of installing a 30 ft diameter portable circular tent (yurt) on the existing campus, in a PBD (Professional Business) district, having parcel ID#: 144.2-4-41.22.**

Director of Finance, Ashley McLouris spoke. They would like to install a 30 foot temporary Yurt for classroom purposes. Mr. Cioffi stated it is before this board to decide therefore a Motion made that this is a BD issue by Mr. Wilson and seconded by Mr. Ahern. All in favor.

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- Business Meeting-
Application 25-05-No requirement for EV chargers. ZB approval for special permit, town board, sewer and water authority, SWEPP, any other permits and approvals. No landscaping as yet but will be resented and approved. Unlisted SEQRA. Motion made for a neg dec by Mr. Wilson and seconded by Mr. DeJulio. Conditions: ZBA, sewer and water SWEPP, landscaping approved by BD and all permits. Motion made for conditional approval (Above) by Mr. Wilson and seconded by Ms. Foley.

Application 25-06: Conditions-Decommissioning bond, ZBA approval, reviewed by counsel, approvals and necessary permits.

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

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

- Approval of last month's meeting minutes: Motion made to approve March meeting minutes by Ms. Foley and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn at 8:45pm by Mr. Ahern and seconded by Mr. DeJulio. All in favor.

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- Next meeting date: May 19, 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 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.