

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
May 19, 2025 - 6:30 pm

Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson-absent, Leanne Hanlon (Secretary), Mark Ahern, Greg DeJulio, Eric Cioffi (Building Department), Eric Westfall (Building Dept.), Phil Danaher (counsel).

Public Hearing(s):

- **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.** Dave Kimmer, ABA Engineers spoke about the project. They want to install an exit road on the side of the property so tow trucks don't have to back up to get out. They also got DOT approval. Gate Control: It will be closed with signage per Mr. Kimmer. Mr. DeJulio's concern was that when the gate is opened to exit, it may not get closed. Ms. Foley asked about a lock on the gate. Mr. Kimmer stated there is a lock on it but is usually not locked. It is preferred that it stays locked and an employee comes out and unlocks it when a truck arrives. Chairman Lacivita stated for security purposes it should be locked after hours with a sign that states "no entry".

Public Hearing Opened:

No one wishing to speak.

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

Chief Keevern commented with no issues per Chairman Lacivita.

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

Conditions: DOT access permit to BD, agreement gate is closed unless entry is needed, necessary permits and approvals.

Motion made with conditions above by Mr. DeJulio and seconded by Ms. Foley. 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.**

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Colton Hilt spoke about the project. He stated updates. He met with Junior's distribution people so he can get approval from them and the HOA Board for Stacey Way. He is asking to continue the Public Hearing until June.

Chairman Lacivita said the fire marshal stated the gate as proposed will remain and there are no code issues as designed and locked with a Knox box. Barriers will remain in place until the gate is installed. The BD is not requiring him to make any changes on part two per Chairman. Per Mr. Cioffi the Fire Marshal does not want the two roads to connect. The BD will discuss this with Mr. Hilt.

No further discussion or change regarding the emergency gate per Chairman Lacivita.

The Public Hearing will continue for Vandenburg Place (Beverly Rose Way) and close the public hearing for Stacey Way. Motion made for this to continue the public hearing for June by Ms. Foley and seconded by Mr. DeJulio. All in favor.

Deena Addario, 4 Stacey Way: She asked about the area in the corner behind Stewarts the fencing and dumpsters, which are Stewart's dumpsters, are very disruptive and hard to see because of the enclosure. Mr. Addario asked is there is a way to move the fencing and/or dumpsters back? Chairman stated the Building Department can take a look at this because it was built according to an approved site plan. Mr. Westfall will contact some of these neighbors to meet and take a look.

Presentation(s): None

Old Business/Discussion(s): None

Business Meeting

- Approval of last month's meeting minutes- Motion made to approve April Minutes by Ms. Foley and seconded by Mr. DeJulio. All I favor
- Motion to Adjourn – Motion made to adjourn at 7:00pm by Mr. Ahern and seconded by Mr. DeJulio. All in favor.
- Next meeting date: June 23, 2025

All written public comments (mail, e-mail, faxes, or hand delivered) are due to the Building Department at your earliest convenience or by 4:00 pm on the business day preceding the meeting; However, **Please be aware that due to our server's spam monitoring process, some emails have a 1-2 day delay.** 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 Zoning Board Page on the Town's website to view applications.**

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.