

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**June 23, 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 (Building Dept.), Phil Danaher (counsel).

**25-07: Public Hearing was continued at the May meeting and adjourned at the April Meeting. The public hearing will be put on the agenda when the applicant is ready to proceed. All Board Members were in consensus with this.**

**Public Hearing(s): None**

**Presentation(s):**

- **Application 25-09, for the Site Plan Application of Rensselaer Open Bible Baptist Church, Pastor Glen Hamilton, 187 South Road (office), Cropseyville, NY 12052, for the erection of a church building at 4401 NY Route 43, Rensselaer, NY 12144, in an AR district, having parcel ID#: 145.-9-9.12.**

Pastor Glen Hamilton spoke about his application. They are asking for approval to erect their church building to be used for meeting and church business. They came before the board years ago and ended their application because it was too expensive.

They have had contractors give them estimates but the estimates expire in 30 days each time. Square footage of the proposed building is 12, 480 per Mr. Cioffi. 80 x 156 per Mr. Hamilton. There is an old building on the parcel that they will renovate. There will be 65 parking spaces. The board was able to look at the map of the area. Egress and ingress will be on RT. 43 however, Mr. Hamilton stated there is an emergency egress.

There are no design requirements but it needed to look acceptable per Chairman Lacivita. Mr. Cioffi feels 65 parking spaces is plenty. NYS DOT approval is required as well.

Mr. Cioffi stated there is already a paved area leading to the building but DOT approval is required. The town road needs to be approved by the Highway Department. They have been approved for septic system. The site has a well. Chairman Lacivita stated the health department needs an updated plan, even though it was approved in 2009.

Storm Water Management: Mr. Westfall stated he will take a look at that. Per Mr. Cioffi they meet all zoning requirements. Chairman asked if Shippo needs to be involved? Mr. Cioffi believes not. Mr. Danaher does not think it is needed either.

Signage: The sign on the church will depend on the size and where it would be. It is a proposed 4 x 5 sign per Mr. Cioffi. Mr. Miller will need to take a look at this for fire access road per Chairman.

**Planning Board  
Meeting Minutes  
June 23, 2025  
Page 2**

Mr. Westfall will work with Mr. Miller regarding the fire access road. Per Mr. Hamilton there is a fire hydrant on site.

Mr. DeJulio asked what is regulation the access road at Salisbury. Mr. Hamilton stated the neighbor is a friend and never had a problem with this access. Nothing is in writing though. Mr. DeJulio also asked about food that may be served in the building. Mr. Hamilton stated they would eventually like to have a kitchen. They only do outside barbeques. They will have restrooms and handicapped access. The fire marshal will deal with a gated emergency access per Chairman Lacivita.

No other questions.

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

- **Application 25-10, for the Minor Subdivision Application of Jamiel Mohamed, 11 Mohamed Way, Wynantskill, NY 12198, for the property located on 11 Mohamed Way, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.-4-5.11.**

No one is present for this application.

Motion made to table the application until the applicant contacts the building department by Ms. Foley and seconded by Mr. DeJulio. All in favor.

- **Application 25-11, for the Revised Site Plan Application of Hannaford Supermarkets & Pharmacy (Hannaford & Martin's Foods), P.O. Box 1000, Portland, ME 04104, for modifications to parking and to construct an addition at Hannaford Supermarket, 40 Main Avenue, Wynantskill, NY 12198, in a H district, having parcel ID#: 123.8-2-10.**

Brandy Nelson, Engineer with Tye and Bond spoke about the application. The store is planning a minor renovation. They need additional freezer space and would like to add "Freezer Pods" on the south side of the store. This would require taking 4 parking spaces. Northwest corner they would like to add a new gas generator on a concrete pad. There is not currently a generator. Ms. Nelson stated it is behind the set back line. The provided a short form for the board. No additional screening will be added.

Ms. Foley asked if there has been flooding on the creek side and Ms. Hamilton stated there has not been. The new freezers will be loaded from the outside but she will clarify this.

Mr. DeJulio asked if a fence needs to be around this new generator but Mr. Cioffi stated there is a lot of screening in that area. It will be in a grassy area around the raised curb.

**Planning Board  
Meeting Minutes  
June 23, 2025  
Page 3**

Mr. Wilson suggested putting the doors for the new freezer near the step. Ms. Hamilton will look into that with the engineers. There is a discussion about moving that loading area between the board and application.

Mr. Westfall will look into the storm water and contact Ms. Nelson.

No other questions.

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

**Old Business/Discussion(s):**

- **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 district, having parcel ID#: 134.-1-6.**

Mr. Hart presented the application. This has been before the board as well. Mr. Hart distributed a rendering of this building to the board.

Mike Paris, Ryan Paris and Matt Ciprioni were present to discuss the application.

A few changes were made and adding a second story of 6,000 square feet to total 16, 000 and retail is expected to be in there. 5,000 square foot restaurant is planned as well and they are just shy (60 spaces) of required spaces. Project is contingent on sewer coming through the area.

There is National Grid property behind their property line. They plan to get a land lease with National Grid per Mr. Hart. They will get storm water plans. The map shows a dumpster location but it is up to change. Snow storage will be push snow off the edges. They do not have a lighting plan yet per Mr. Hart as well as a full landscaping plan.

Chairman Lacivita asked that they keep DOT in the loop. Mr. Hart agrees. Rt. 4 design guidelines need to be in place per Chairman Lacivita.

Mr. Cioffi stated this needs to go to the Zoning Board as well.

Ms. Foley asked if they have any vendor to come into this retail business?

Mr. Paris stated it all depends on sewer approval which he has no control over. He stated there is a lot of interest though. He did say Crisp Cannoli is very interested.

**Planning Board  
Meeting Minutes  
June 23, 2025  
Page 4**

Chairman stated this is a permitted use and this board cannot review tenants or review who is coming in. Chairman Lacivita asked where the sewer is going. Mr. Westfall stated they are still working on a location. This is not a PB issue per Chairman Lacivita.

Chairman asked if the clean up of the lot will be done before sewer approval. Mr. Paris stated they want that entire site to look beautiful because they are proud of the current new building that is already there.

Conditions: ZB approval, location of sewer, storm water plan and National Grid access approval.

Chairman Lacivita noted that when Yonder Farms was there, there was a lot more traffic than this project would generate. Ms. Foley asked about the chain link fence down the road on that site. Mr. Paris stated only a small portion of the fence is his property which he will remove. The applicant will determine who is responsible for the other big part of the fence.

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

---

**Business Meeting**

Housekeeping items: Capital District Transportation Council has met on the traffic report analysis as well as Rt. 4 by Williams Road. They took notes and the Town Board has to be involved.

- Approval of last month's meeting minutes-Motion made to approve May PB Minutes by Mr. DeJulio and seconded by Mr. Ahern. Mr. Wilson abstained. All in favor.
- Motion to Adjourn – Motion made to adjourn at 7:45pm by Mr. Ahern and seconded by Mr. Wilson
- Next meeting date: July 28, 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](mailto:building@townofng.com) . **Please see the Zoning Board Page on the Town's website to view applications.**

---

**Pending Projects:**

- **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) 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.
- **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.