

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

July 28, 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 25-02, for the Site Plan Application of Paris Property Group, LLC, 381 North Greenbush Road, Troy, NY 12180, for the proposed construction of a 15,925 +/- SF retail plaza at 381 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-6.**

Mr. Hart, representing the applicant, spoke about this project. Mike Paris and Ryan Paris were present as well as project manager Matthew Ciprioni.

The second level 5500 square feet, lower level 10,000 square feet. The building will be retail and a restaurant is planned as well. A sewer district will be created for this area. Mr. Hart stated sometime in November this will go out to bid. National Grid has a site there. He plans to have an agreement with National Grid for access. The design will be according to the Rt. 4 design guidelines. They will be making an application to ZBA because they will need a variance. 67 parking spaces on the National Grid property. Snow removal will go on National Grid site. Mr. Hart does have an upgraded survey that they will implement into the next site plan. Ms. Foley mentioned the dumpster placement is too far away from the proposed restaurant. Would they consider moving it closer? Mr. Hart said that may not be the final placement where it is on the map currently. Chairman Lacivita stated by using the National Grid land they now have sufficient parking. Chairman does not want to lose track of the water district creation. Creighton Manning is doing a traffic study that they do not have yet. They do need a DOT permit. They will be kept in the loop per Mr. Hart.

Public Hearing Opened:

Andy Mair: Defreestville. Asked if any portion of the 16,000 square feet slotted for residential? Mr. Hart stated no.

Possible Conditions: Need something in writing for National Grid property use lease. Pending ZBA variance approval.

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

Motion made to table applications until reports arrive made by Mr. DeJulio and seconded by Ms. Foley. All in favor.

- **Application 25-10, 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 on behalf of the church. They would like to build a church approximately 12,480 square feet. He also stated there is an emergency access road that needs to be cleaned up. There has to be a locked gate per Chairman Lacivita and the lock has to be given to him by the Building Department. Well and septic on site per Mr. Hamilton. Mr. Westfall will look into whether Mr. Hamilton will need any approval through the health department. No zoning issues per Mr. Cioffi. Ms. Foley asked if this building will need sprinklers and Mr. Cioffi state that will be determined. They plan on adding lighting where they will have people park. The parking lot will be gravel stone per the Army Corp of Engineers according to Mr. Hamilton. Snow storage will be on the side of the parking lots per Mr. Hamilton. The congregation is about 100 parishioners.

Public Hearing Opened:

Andy Mair: Defreestville: He is not opposed to this church being built. He is concerned about traffic in that area. They will be across the street from a busy nursery. He feels the chances for a collision will be enhanced and to lower the speed limit by 5 miles per hour on that road. As well as having a no passing lane change. He is asking that the town board write a letter to NYSDOT about getting these traffic issues repaired. He feels there needs to be a re-evaluation by DOT in that area.

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

No zoning issues per Chairman Lacivita. All SEQRA questions were reviewed by the board. Chairman Lacivita will write a letter to the town board to have them take a look at the road issues and send a letter to DOT. Other issues will be addressed by the storm water management plan.

Conditions: Permit needed for septic. Water supply is undecided so County Health Review and approval is needed for well, public water and septic and inspected. Storm water management plan. Fire Marshall will need to review that plan for the road and locked gate. All other municipal approvals.

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

Motion made to approve with conditions above by Mr. DeJulio and seconded by Ms. Foley. 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 add an addition at Hannaford Supermarket, 40 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 123.8-2-10.**

Brandy Nelson (Tye and Bond) for the Hannaford application. 87 square foot pad that will be used for another generator. Southside of store replacing 4 existing parking spaces to install a new freezer pods. It will hold mechanical equipment for the freezers and no food. There will be maintenance access. Other parking spots in that area will be re-stripped. Ms. Foley asked about tractor trailers going near there could they install bollards. Ms. Nelson stated there are some there now.

Public Hearing Opened:

No one wishing to speak.

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

SEQRA: Per Chairman Lacivita no impacts.

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

Conditions: any necessary municipal approvals.

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

Presentation(s):

- **Application 25-09, for the Minor Subdivision Application of Jamiel Mohamed, 11 Mohamed Way, Wynantskill, NY 12198, for the property located on Mohamed Way, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.-4-5.11.**

Jamiel Mohammed spoke. He is looking for a 3.04 acre minor subdivision on his property. The board reviewed the map provided. The entire parcel is 69 acres. Some lands will be conveyed to the North Greenbush town library. No Zoning issues per Chairman Lacivita.

Chairman Lacivita stated correspondence was received but will be read into the record at the public hearing.

Motion made to accept sketch plan, make PB lead agency and schedule the Public Hearing for August 25 at 6:30pm by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Old Business/Discussion(s): None

Business Meeting

- **Approval of last month's meeting minutes:** Motion made to approve June 2025 by Mr. DeJulio and seconded by Mr. Ahern. All in favor.

Chairman Lacivita:

-Spoke about an Electronic Storage System and to learn about it. There will be an application in the near future.

-Final report was received by the transportation counsel and the town board has it to act on.

-Chairman was asked to submit a letter of support to the Dept. of State for the comprehensive plan. Chairman Lacivita submitted that.

-Chairman stated there is a lot of paper that is received in the BD. Large packets, maps, etc. will now be electronic to eliminate all the paper. There will be a hard copy to review as well. This will relieve the BD a substantial amount of overhead. Motion made by DeJulio and seconded by Ms. Foley. All in favor.

- **Motion to Adjourn:** Motion made to adjourn at 7:35 by Mr. Ahern and seconded by Mr. DeJulio. All in favor.
- **Next meeting date: August 25, 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 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.-1-3.11
- **Application 21-14**, for the site plan application of Leon Fiocco, 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.