

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

August 25, 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).

Public Hearing(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.**

Mr. Mohammad spoke about this application and explained that he is trying to subdivide a parcel of 3.07 acres of an existing parcel which he owns. 21 acres and 45 acres will remain untouched which is the remaining land of Mohammad property. The total property remaining would be 66 acres remaining. This is in the Averill Park School district and water district 12. Both lots will have access to a public roadway per Chairman Lacivita. There is direct access between the sub-divided parcel and the remaining land.

Public Hearing Opened:

Bob Barrins Neighbor of Mohammad: he has no problem with this sub division but asked about the proposed Library. Chairman Lacivita stated this is only for the sub-division and nothing else.

Delores Celeste: 89 Macha Lane, Wynantskill. What about the Library. She wants to clarify that is not a discussion or a relevant issue at this meeting. Chairman stated we are not having a discussion about any proposed Library.

Ellen Dunn, Hidley Road: No problem with the sub division but asked about what code this is in. Chairman stated in an R district. She did asked about a plan for the library. Chairman stated an application needs to be submitted for whatever is going to be put on that sub divided land. Chairman explained again that an application needs to be submitted for whatever will be going on that land with the exception of a home.

Nancy Barrins, Next door to Mohammad: asking what this area is zoned. Chairman stated AR. Dorothy ?, Hidley Road. Asked how something can be sub divided if you don't know what will be put on the land? Chairman explained he is only sib dividing this land right now, that is all. Mr. Cioffi stated we are not getting involved in permitted uses or anything like that and there is a long way to go before anything else occurs

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Kelley Blatt: She stated the application shows lands to be given to a Library. Chairman Lacivita stated he understands but we are only sub dividing at this time.

Motion made to close public hearing by DeJulio and seconded by Foley. All in favor.
Per Chairman there are no SEQRA issues at this time.

Motion made to neg dec for SEQRA by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Motion made to approve by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Presentation(s): None

Old Business/Discussion(s): None

Housekeeping Item:

Update a Resolution for the Partridge Hill property located on Ludlow Lane and Route 4:

Mr. Christ spoke about this approved site plan from 2022. The FD wanted the emergency access onto Ludlow land and that has been done and changed on the site plan.

Mr. Danaher suggested the resolutions be approved separately.

1. Adopting neg dec from site plan of Nov. 2024. Motion made to approve by Ms. Foley and seconded by Mr. Wilson. All in favor.

2. Revised short DAF form which Chairman will sign and approve. No changes just date change per Chairman Lacivita. Motion made to approve revised submission of short form by Mr. DeJulio and seconded by Ms. Foley.

3. Further authoring the as built plan: Motion made to approve by Ms. Foley and seconded by Mr. Wilson. All in favor.

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- **Business Meeting**
 - **Approval of last month's meeting minutes:** Motion made to approve the July minutes by Mr. Ahern and seconded by Ms. Foley. All in favor. Mr. Wilson abstained.
 - **Motion to Adjourn by Mr. Ahern and seconded by Mr. Wilson. All in favor.**
 - **Next meeting date: September 22, 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 Planning Board Page on the Town's website to view applications.

Pending Projects:

- **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 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.**
- **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 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.**