

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Agenda
October 27, 2025 - 6:30 pm

PLEASE TAKE NOTICE that the Planning Board of the Town of North Greenbush will hold a public hearing on Monday, October 27, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

- Pledge of Allegiance
- Roll call

Public Hearing(s):

- **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.

Presentation(s):

- **Application 25-12**, for the site plan application of Brew Team, NY, LLC, 3108 Vestal Pkwy, Ste 1, Vestal, NY 13850, for the purpose of constructing a drive-thru only coffee stand at the property at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.

Old Business/Discussion(s): None

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- Business Meeting
 - Schedule public hearings
 - Approval of last month's meeting minutes
 - Motion to Adjourn
 - Next meeting date: November 24, 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.**

BY ORDER OF THE PLANNING BOARD DATED: October 14, 2025, Mark Lacivita, PLANNING BOARD CHAIRMAN OF NORTH GREENBUSH.

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 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.