

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

October 27, 2025 - 6:30 pm

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

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.**

Mr. Dingley was before the board last month with his plans. He was asked to provide some items and make notes on the drawing for this meeting. Mr. Dingley stated he added store storage, relocated the employee parking which was asked of him last month. Nothing else has changed. He explained the application is for mixed use (commercial and residential). There will be an outdoor area between the buildings. They have obtained all variance approvals from the ZBA. Traffic will enter south and exit north. Chairman Lacivita questioned the "do not enter" on the rendering. Mr. Dingley explained it is in a lane. Chairman reminded Mr. Dingley that he needs to add a sign that states "Private Parking" for the residents.

Mr. Westfall stated this is within the Wynantskill Flood plain. He will meet with DEC and work on the details. Ms. Foley asked about the roof rendering however, the roofs will be peak and something to cover the mechanicals. Mr. Dingley noted that on the rendering. She also asked if he was putting something in front of the parking area to prevent someone from jumping the curb onto the sidewalk. Mr. Dingley stated esthetically it will not look good and he will look for something esthetically pleasing. He needs to prevent cars from parking right up to the sidewalk and that is a safety concern so something needs to go there. Mr. Westfall will look at an alternative as well. It is suggested that things be moved back slightly. Mr. Dingley will work with the BD on this.

Mr. DeJulio asked how long will it take to remove the billboard and asphalt, etc. Mr. Dingley stated he will begin that as part of preparation of the site. Lighting poles are noted on the rendering but Mr. Dingley has yet to pick out the actual fixtures and pole lighting. Chairman Lacivita asked where signs would be placed. It is noted on his rendering and the board reviewed that but it will need to go before ZBA for signage approvals. Ms. Foley asked how many businesses. Mr. Dingley stated no more than 5. Each entryway will have a decorative sign and on the main sign in the front. Storm water will be worked on with DEC as well per Mr. Westfall.

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Public Hearing Opened:

No one wishing to speak. No written comments were received.

Motion made to close public hearing by Foley and seconded by Wilson.

Unlisted SEQRA

Conditions: Main Avenue design guidelines must be followed, All fees must be paid, DEC flood plain issue must be resolved. Storm water plan approval. No off hour construction. Sidewalk issue must be resolved, all other municipal approvals must occur, and landscaping plan needs to be on the rendering.

This will clean up a major eye sore on Main avenue Per Chairman Lacivita.

Chairman noted no positive aspects on the site.

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

Motion made to approve site plan with above conditions by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

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.**

Chairman Lacivita stated for the record that he has a lot of notes regarding easement and reality issues. Mr. Danaher stated this is for a drive thru only coffee stand. There is a legal issue with the adjoining property owner. What effect will this have on the property and no reason that we can't proceed through the normal process at this time per Mr. Danaher (counsel). Chairman asked that the applicant re-print on the top of the plans North Greenbush and not Rensselaer.

Mr. Arron Berra with Verity Engineering representing Seven Brew. He is just a local representative for the owner.

The plan is to construct a 510 sq. foot pre-fabricated building and 434 sq feet accessory building. He noted there have been issues with water and sewer hookup for the previous project. He noted ZBA did approve variances last month. Entrance is off Agway drive. Cars will loop around the buildings. Mr. Adler spoke about this application-Brew Team NY. They have three of these in the area.

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Drive thru only beverage no food prepared there, no tables and public does not enter the building. An employee will take the order at the vehicle and send it into the store and bring the items to the vehicle. He presented a rendering showing the proposed plans. It only takes two to three days to install the building, hours (5:30am-10:00pm), 11:00pm on Saturday. A traffic study was sent to the town per Mr. Adler and the impact is little to no significant impact. Mr. Adler noted several changes from the original plan. Survey information has been updated and will be included in the next site plans. The utility plans originally different and will be changed on the plans. Chairman Lacivita noted a few trees will be lost. He would like to address the landscape appearance to make up that loss. Mr. Adler stated more trees and shrubs will be planted. He would like the board's input on where to plant.

Ms. Foley noted all the shrubs were removed from the Dunkin Donuts further up on Rt. 4 which affects lighting. She would like more planting facing North Greenbush road. He will follow the Rt. 4 design guidelines. Dumpster area will have a steel gate. Mr. Westfall asked for a color rendering for the Public Hearing and he will provide that. Mr. Wilson asked if there was an island between them. Mr. Adler noted it is striped to separate. Mr. Adler stated he will widen the lanes in case people can get out of line if needed.

Mr. Goldman representing BT Greenbush, spoke about the application. He feels the surveying is not correct. At the corner of Agway Drive and Rt. 4 there is a sign that could be confusing. He is suggesting a new survey and there will be a conflict when the sign goes up. He also noted Agway Drive is a user highway and not deeded to the town per Mr. Goldman. Mr. Danaher stated that is Agway Drive is not a usable road then it needs to be discussed. Are there any crossing rights?

Mr. Ahern asked if his client did a survey and Mr. Goldman stated yes. Mr. Adler stated a survey was done for the Splash Car Wash. Sign easement was not located. Mr. Danaher suggested that Mr. Goldman and the Engineers from Verity speak and work out these issues. Mr. Goldman stated an easement was issued in 2009. He gave that document to Chairman Lacivita. Mr. Goldman stated the easement is right up to the proposed signage. The right of connections are not correct per Mr. Goldman. Chairman Lacivita stated there are issues that are going to require involvement with many agencies and figured out what is what and alleviate the confusion and possible inaccuracies. The applicant is going to have to come back to the PB with all issues resolved per Chairman Lacivita.

Motion made to approve the sketch plan, make planning board lead agency and schedule public hearing for November 24, 2025 by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Old Business/Discussion(s): None

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Business Meeting

- Town Board has reviewed the Bloominggrove Drive traffic study and scheduled a public hearing in November to reduce the speed to 35. The capital district traffic has done a study on placing 4 stop signs in the town.
- Traffic signal synchronization is being looked at on Rt. 4.
- Approval of last month's meeting minutes- Motion made to approve September 2025 Meeting Minutes by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Motion to Adjourn at 7:45pm by Mr. Ahern and Mr. Wilson.

- 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.**

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 Vandenberg 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.