

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
November 24, 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 25-12, 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.**

Mr. Cipperly representing the Brew Team. He stated there are no new updates since this application was originally presented. Mr. Cipperly explained the application for the public hearing. One story building. The building is pre-fabricated. An area variance was granted by ZBA in September. Southwest corner of 531 North Greenbush Road. No new curb cuts needed. They will connect to all available services.

Chairman Lacivita reviewed all questions from last month including easements and access to Agway Drive. Just a pylon sign. Ms. Foley asked about bushes around the curb to keep lighting from going out to Rt. 4. Mr. Adler stated they added that to the plan. Ms. Foley also asked about dumpster placement with steel gate. She noted we usually require vinyl enclosure. Mr. Adler explained the dumpster will be 3 sided with brick and a painted steel door. The rendering was changed from Rensselaer to North Greenbush on the map as requested.

Chairman Lacivita has all the correspondence from Mr. Goldman and Mr. Fiacco. Mr. Danaher stated Agway Drive is a town road. The town also maintain that road. He also stated the easement for utilities. He stated they are taking a look at this. Mr. Cipperly stated that placement has changed and presented the board with a map showing that. Connection point is now on Agway Drive. Some utilities go across Rt. 4. They can be moved to the west and that was recommended by the utilities department. Mr. Danaher stated that would alleviate some of these easement issues. Water is on the north side of the parcel.

Public Hearing Opened:

Mr. Goldman spoke: He asked about the two easements on the map. Mr. Cipperly showed him. Mr. Goldman does not know if those lands where water runs has been dedicated to the town. Mr. Goldman and Mr. Danaher will check if a water easement was issued in the past.

Mr. Goldman distributed some pertinent pages of the easement from 2009. He stated another easement was issued in 2010 on both sides of the street.

**Planning Board
Meeting Minutes
November 24, 2025
Page 2**

Mr. Goldman stated when Agway Drive was redone it was done it covered that easement. He spoke about the sign easement which will be rectified. Mr. Danaher is asking if that can be rectified for the pylon sign. Mr. Goldman asked that there be a condition if they need a couple additional feet. Chairman stated the site plan needs to be amended to reflect this. Chairman Lacivita is suggesting that Mr. Goldman ask the current property owner to expand the easement.

Condition: Easement filed 3/16/2010 needs to be shown on the site plan per Chairman. Open issues to be rectified for continued public hearing for December: The exact location of property line for 531 and Agway Drive are connected. The easements are properly shown on the site plan. We need to know where everything is on the site plan.

No one else wishing to speak.

Motion made to adjourn/continue the public hearing for next month (December 15) to allow all of these issues and items to be rectified by Mr. DeJulio and seconded by Ms. Foley. All in favor.

Presentation(s):

- **Application 25-13, for the Site Plan Modifications of Genesis (Lawrence Myers, PE), One Sentry Parkway, Suite 100, Blue Bell, PA 19422, for the replacement of mechanical equipment and re-locating it to a new mechanical equipment yard (Phase 2) with screening at the property located at 225 Jordan Road, Troy, NY 12180, in a TP (Technology Park) district, having parcel ID#: 122.-1-4.93.**

Russell Coldblock, Steve Carr spoke. This is Phase II of an HVAC upgraded. The equipment is now on the ground and has reached the end of its life. Steve? Presented a drawing for the board to review. They will be building a small sidewalk to lead to the new pad they are building with a gate and chain link fence around it. (Verizon).

Chairman stated there needs to be a Knox box for emergency services. There is a Knox box on the building so this would be added to this. This is just HVAC.

All equipment will be removed from the roof per Russell Coldblock. Mr. Cioffi asked why the fencing is not matching Phase I. These people were not present for Phase I.

All stated they will ensure it matches Phase I will work to change that. Chairman asked if this was looked at by Tech Park management. They tried to reach out but who was these before has retired. Chairman Lacivita stated they need to get Tech Park Management involved. They will try to find who they need to contact. They were given information on who to contact by Mr. Danaher. They will reach out to all the numbers they were given.

Motion made to declare PB as lead agency and accept sketch plan and schedule public hearing for December 15 by Mr. DeJulio and seconded by Mr. Wilson. 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 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.**

Steve Hart spoke about this application and some changes to the site plan.

Chairman Lacivita stated it was agreed to be done in phases. The RFP has been completed for the sewer.

Mr. Hart showed the site plan. National Grid easement was an issue before and was not rectified prior. They are also showing new parking. Mr. Westfall will get Mr. Hart sewer connection information to put on the site plan.

Mr. Paris met with National Grid a week ago. They are excited about what is to be built and that their property will be cleaned up. They were happy with how the building is going to sit and away from power lines. Mr. Paris will be cleaning up their area and grading, taking out slabs and old fencing. Mr. Paris would like additional parking and it would be on the National Grid land and National Grid would like this. Mr. Paris will clean up the National Grid Land and National Grid is happy about that per Mr. Paris. Mr. Paris is concerned about sewer and would like to get that in order. He stated things would occur in the Spring. Chairman stated there is no need for the Planning Board to look at this project anymore.

SWPP, and other items are with the Building Department per Chairman Lacivita.

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

Conditions: SWPP, Sewer location and connection, National Grid easement granted, DOT highway permit, all municipal approvals, storm water management plan, Rt. 4 Design Guidelines.

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

**Planning Board
Meeting Minutes
November 24, 2025
Page 4**

Business Meeting

- Approval of last month's meeting minutes- Motion made to approve October meeting minutes with a few minor changes by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Motion made to reschedule the December meeting from December 22 to Dec 15 by Ms. Foley and seconded by Mr. Wilson.

Bloomingrove Drive and Rt. 4 traffic issues a contract for the analysis has been approved. Town board approve speed limit change from 35 to 30.

Motion to Adjourn at 7:57pm by Mr. Wilson and seconded by Ms. Foley.

- Next meeting date: December 15, 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@northgreenbush.gov . **Please see the Planning 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 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.