

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
January 26, 2026 - 6:30 pm

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

Public Hearing(s):

- **Application 23-10, for the Revised Site Plan application of Bloomingrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing seven (7) apartment buildings with 36 apartments each, for a total of 252 apartments with ground level parking, one (1) apartment building will consist of approximately 5,000 SF of retail/commercial on the first floor and to construct an Ambulance Corp. building located at 726-728 Bloomingrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s: 144.-10-33.111 & 144.-10-33.112.**

Sal Anthony, Scott Lansing and Morgan spoke about the application. They revised and adjusted the plan. They changed from two large buildings to 7 smaller buildings. 7.4 down to 6.8 acres. 14.7 down to 13.2 disturbance of acres. 32,000 to 5,000 square feet. Reduction in commercial space. Less water and sewer use and less traffic with revised plan. 1.06 to 8.2 acres reduction for the Ambulance Garage is now reduced.

Chief Keevern NGPD sent written comments. Fire District sent written comments. Applicant has received both sets of comments. There will be a meeting with FD and NGPD and Building Department per Chairman.

Chairman Lacivita read some of the comments. All comments will be worked out with the applicant, FD, PD and Town. All emergency services will be involved in a meeting with the applicant.

Comments from town resident Andrew Mair were also read into the record.

Secondary access issue is also part of the Rt. 4 Design project per Chairman Lacivita. He stated there are grading issues and will not occur after review. Home Depot stated they have no interest in opening their property and parking lot to additional traffic.

Chairman Lacivita also stated he sent PD Chief Keevern a message regarding the numbering of this area. The county has to approve this.

There will be a map at the beginning of the site to make deliveries more efficient and easier per Chairman. The PDD will also need to be revised by the town board after PB review.

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Mr. DeJulio asked about an amended lighting plan. Mr. Anthony does not have a full plan at this time. He also asked about first floor parking and there will be closed gates and assigned parking.

Mr. Wilson asked if the Ambulance Garage will be Phase one and it will be per Morgan? Mr. Wilson also asked about water supply and Mr. Anthony (Lansing?) stated they reviewed and did not have the exact results but it was determined it was adequate and they also have other alternatives for additional water if needed. The FD did express concerns about the town water issue for residential but the FD is concerned about adequate water for fire hydrants and fire protection. Chairman asked Mr. Danaher about SEQRA. He asked if we needed to look at everything again and per Mr. Danaher we only need to look at the changes.

Public Hearing Opened:

Andrew Mair, DeFreestville: Spoke about a Public Safety issue. If one of the single roadways get blocked it would be difficult for someone to leave or for emergency services to get through. He suggested a connector road between the two loops. He stated there could be another solution.

Kathy Allen, NGA President: she spoke about the numbering of the buildings which is a big concern during an emergency. Her concern since their site is smaller now- how can emergency vehicles exit and get out of the complex? She also asked about ADA compliance and having hallways and doorways wider for the stretchers, which is bigger now. She stated she appreciates all the work that has been done on this project.

Brian McCrae, Commissioner North Greenbush Fire District: He is asking for a better site plan and they may have future comments. He would also like to discuss fire safety on construction sites at the planned meeting.

Josh Sabo, Past Town attorney: He spoke about past meetings with Nigro for access to this site through Nigro property.

Mr. Wilson spoke about elevators for the buildings and there will be one in each building.

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Ms. Foley asked about a bridge between the two lots. Mr. Morgan stated it would be too expensive to do that.

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

A formal response is needed for the loop road per Chairman Lacivita. Maybe widening the roadway so if there is an obstruction that would be mitigated for vehicles to get through.

The town codes and ADA codes changed on 12/31/25.

Sal Anthony read all the SEQRA changes and updates into the record.

Chairman stated there is no need to do an item by item SEQRA review.

A Motion was made that reaffirms the Neg Dec for this project by Mr. Wilson and seconded by Mr. DeJulio. Roll call vote: Foley, DeJulio, Lacivita, Wilson.

Mr. Ahern has abstained.

Conditions:

Everything this board does tonight's based on the town boards approval of the changes. Comments be carefully reviewed and addressed for NGPD, FD, Ambulance.

The meeting needs to include Ambulance, FD, PD, BD and applicant and a summary of this meeting.

The BD needs to ensure the water issue is taken care of.

The other interested parties review the loop road and or widening of the road for safety issues and give the board a written response.

Lighting plan for BD to review.

All necessary permits and all PDD approvals.

The board needs to receive a written trash plan approved by the BD.

Ms. Foley asked where all the new dumpsters will be and noted they have to be enclosed. Morgan ? stated he is reviewing all of this and considering a trash compactor and there will be a trash room on each floor and it will be brought to the dumpsters. Possible trash shoots. They will be enclosed with chain link fence with vinyl slats.

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

Presentation(s):

- **Application 26-01, for the Major Subdivision application of E.W. Birch Builder & Construction Inc., P.O. Box 444, Latham, NY 12110, for the purpose of proposing a 6-lot subdivision located at 9 Buckbee Road, Troy, NY 12180 with frontage along North Road, Troy, NY 12180, in a R1 zone, having parcel ID#: 123.-6-1.1.**

Steve Hart, Hart Engineering spoke about this application. 4.6 acre parcel on Buckbee Road faces North Road. 6 lot sub division with 4.6 acres. Public Water and sewer is available on the site per Mr. Hart. 20,000 sq foot lots with 110 foot road frontage.

Mr. Hart showed a rendering of this project to the board. He also spoke about a sewer easement. Zoning issues per Mr. Cioffi regarding road frontage.

An EAF was received as well. School District will need a copy of the plan per Chairman. SEQRA short form was received

Motion made to accept the plot plan, PB lead agency and schedule public hearing for Wednesday Feb 25th. And change time to 6:00pm (Chairman has conflict on 2/23) by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Old Business/Discussion(s):

- **Application 21-14, for the Site Plan application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the purpose of constructing a commercial building located at 325 North Greenbush Road (Route 4 South of Jordan Road on the East side), Troy, NY 12180, in a BG zone, having parcel ID#: 134.-1-4.4.**

Steve Hart presented this application which originally came before the board in 2021. This project had been delayed because of the sewers issues per Mr. Hart.

10,000 sq foot commercial building is planned. There are two variances that are needed as well.

Mr. Cioffi stated the building would be in the front and parking in the rear. This is to comply with Route 4 design guidelines.

Some issues need to be cleared up and a solid site design before this board can schedule a public hearing per Chairman Lacivita.

Mr. Wilson asked about clearing the lot. Chairman Lacivita stated it cannot be cleared without building department approval.

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Motion made to table the application until the application is ready for public hearing by Mr. DeJulio and seconded by Ms. Foley. All in favor.

- Business Meeting
- Approval of last month's meeting minutes-Motion made to approve December 2025 minutes by Ms. Foley and seconded by Mr. DeJulio. All in favor.
- Chairman Lacivita stated he got an email today from the dispensary site on Bloomingrove. It is currently in litigation per Mr. Westfall. This is regarding fill placement. Another sit down will occur per Mr. Westfall.
- Motion to Adjourn at 8:10 by Ms. Foley and seconded by Mr. Wilson.
- Next meeting date: February 23, 2026-Date has been requested to be changed to February 25, 2025 at 6:00pm due to conflict.

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.**

BY ORDER OF THE PLANNING BOARD DATED: January 13, 2026, Mark Lacivita,
PLANNING BOARD CHAIRMAN OF NORTH GREENBUSH.

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 Vandeburgh 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