

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
April 27, 2026

Attendance: Mary Jude Foley-absent, 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 26-02 for the Minor Subdivision application of Catone & Rich Properties, Inc., 10 Florence Way, Wynantskill, NY 12198, for the purpose of subdividing the property into 4 lots, at the properties located at 4-12, 7 & 21 Florence Way & 19 Palladino Lane, Wynantskill, NY 12198, in the BG (General Business) & R1 (Residential – Single Family) zones, having parcel ID#s: 135.7-1-24.1, 135.7-1-25, 135.7-1-24.21 & 135.7-1-22.2.**

Ms. Rhonda Lapore spoke about the application. She stated this is a third generation property. The property had been previously divided. They would like to separate the top parcel of the property which is currently zoned commercial with 4 buildings. When 21 Florence Way was blocked off, it created a land lock. This would also give 21 Florence way a proper driveway. The other lots are with water district 14. Parcel A on the map would be now part of 19 Palladino Lane. They would like to create lots 3 and 4 which are about $\frac{3}{4}$ of an acre and are in water district 14. Eight foot strip of land will need to be transferred to 18 Palladino Lane. Per Ms. Lapore, the surveyor will send Mr. Danaher some paperwork regarding this. Ms. Lapore is aware that she will need to file appropriately. Per Mr. Westfall, storm water will be handled at the time of lot adjustments.

Public Hearing Opened:

Rich French, DeFreestville: Request that the board require the applicant to show the setback lines on the map so when someone wants to build they will know the area where the home can be built. Mr. Danaher stated that right now there are no setback marks because there is no proposed building yet.

Motion made to close public hearing by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Chairman has a completed SEQRA short form.

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

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Two conditions: Legal descriptions of the new lot with amended lot line be provided at the filing. Note on the map that the setbacks are verified with the building department for the perspective buyer.

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

- **Application 24-10, for the Revised Site Plan application of Miller Animal Hospital (Michael & Evelyn Rice), 380 North Greenbush Road, Troy, NY 12180, for the purpose of constructing a 510 SF addition to the existing building that recently received site plan approval, at the property located at 380 North Greenbush Road, Troy, NY 12180, in a BG (General Business) zone, having parcel ID#: 134.-1-12.**

This is for a 510 square foot addition. Their variance needed was approved on April 4 at the ZBA meeting. Matt Bonner, spoke about the application. This addition will be on the south side of the existing building. The shed on the Northside of the building will remain. There are no parking issues.

Mr. DeJulio asked what is the purpose of the addition. Mr. Bonner stated it will be additional administrative space and possibly an additional surgical room.

Public Hearing Opened:

Ann Marine lives across the street spoke about the burning of the dead animals. She noted the smell is horrible. She asked if they are continuing the incineration of dead animals (crematorium). Chairman Lacivita stated this is not part of the application. The addition will not be used for an additional or expanded crematorium per Mr. Bonner.

Kathy French, DeFrestville: She used to work for Miller Animal Hospital. She said the crematorium was phased out a while ago.

Motion made to close Public Hearing by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Short SEQRA form has been received per Chairman Lacivita and no issues.

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

Motion made to approve with condition to follow Rt 4 guidelines by DeJulio and Wilson. All in favor.

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- **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 on North Greenbush Road (Route 4 South of Jordan Road on the East side), Troy, NY 12180, in a BG (General Business) zone, having parcel ID#: 134.-1-4.4.**

Mr. Bonner spoke about the application. This application was originally submitted in 2021 per Chairman Lacivita. Mr. Hart presented the application for the applicant. 10,000 square foot building was originally planned but is now 9,000 sq feet and eliminated a few variances. Parking would be 51 spaces. They created more greenspace as well. There is water in front of the site now. Mr. Bonner presented a rendering of the proposed site. The rendering showed where the storm water will go in a retention basin. Rt. 4 design guidelines would be followed but in this case the parking needs to be in front due to grading and elevation. Landscaping will be done on the front of the site. A sewer district will also be created per Mr. Westfall. Connection to sewer will be a condition to this project per Chairman Lacivita. Landscaping will be done on the front of the site. There will be construction of a new sewer district per Mr. Westfall. A Parking variance will be needed so they can go before ZBA. A DOT permit will be needed as well. Sidewalk will be in the rear. No tenants as of yet. Mr. Bonner stated maximum of 3 or 4 tenants. Mr. DeJulio stated they need to submit a lighting plan. They also need to follow Rt. 4 guidelines.

Public Hearing Opened:

Anne Marine: 357 North Greenbush road: she stated there has been a lot of trees already removed from the property causing some flooding issues. Chairman Lacivita stated there were no restrictions on cutting trees on the site and nothing has been done on that site since October 2021 per Chairman Lacivita. Mr. Westfall explained water leaving the site. Ms. Marine also stated they are wetlands and asked what has been done. Mr. Westfall will look into that.

Andy Mair, DeFreestville: He looked at the online documents. He stated the written and online documents are different. Chairman Lacivita stated we are reviewing the 9,000 sq foot building. Per Mr. Westfall, a new written application is not required. Mr. Mair also asked if there will be a requirement for vegetation in concern with residential properties. Mr. Danaher stated a landscaping plan has been submitted for that.

Motion made to close public hearing by Mr. Wilson and seconded by Mr. Ahern. All in favor.

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

Condition: Connect to municipal sewer. ZBA variance for parking. Approval of Storm water plan, NYS dot permit, site lighting plan, rt. 4 guidelines to be followed and routine municipal approvals.

Motion made to approve with above conditions by Mr. Wilson and seconded by Mr. Ahern. Mr. DeJulio abstained. All in favor with one abstention.

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Presentation(s): None

Old Business/Discussion(s): None

- **Business Meeting**

Rt. 4 sewer project update.

Update on The Meadows: Mr. Westfall stated Building permits cannot be issued for phase three because they are constructing infrastructure before they can begin. Phase 3 is Charles Lane and by the Armory. DEC will be on site Wednesday for a prior violation per Mr. Westfall.

Vandenburgh Place and Beverly Way: there is a pending site plan for parking and access by the town board.

Chairman has a conflict on May 18. Meeting was originally moved to May 18th because of the Holiday. **Meeting will be moved to Tuesday May 19th.**

SEQRA Seminar on May 11 per Chairman at Tamarac High School.

Chairman spoke to Andrew Tracey about Rt 4 traffic signal upgrades. Now expected 2028. Fire District has been communicating with the town about water issues per Chairman Lacivita. He will share the letter with the board.

- Approval of last month's meeting minutes: Motion made to approve March Meeting Minutes by Mr. Ahern and seconded By Mr. DeJulio. All in favor.
- Motion to Adjourn at 7:30pm by Mr. Ahern and Mr. Wilson. All in favor.
- Next meeting date: **Tuesday May 19, 2026** (one week early due to holiday and day different 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 12:00 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.**

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Pending Projects:

- **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.
- **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 26-03**, for the Site Plan application of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for the purpose of constructing a single-story commercial building, at the corner of Bloomingrove Drive & Washington Ave Extension, Rensselaer, NY 12144, in a BG (General Business) zone, having parcel ID#: 145.-7-3.