

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
TUESDAY, May 19, 2026

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

Public Hearing(s): None

Presentation(s):

- **Application 26-04, for the Revised Site Plan Review application of Angelo Grasso, Hatchet Hardware, Brooklyn, NY 11207, for the purpose of installing a propane filling station behind the existing building located at 115 Main Avenue, Wynantskill, NY 12198, in a Hamlet district, having parcel ID#: 124.5-3-20.**

Luigi Peleshi representing Hatchet Hardware. The Applicant would like to have a propane refill station in the rear of the building. Per Mr. Peleshi, it meet setbacks and code. No loss of greenspace or parking per Mr. Peleshi. It will be at the first angled spot and any items there will be moved to accommodate this per Mr. Peleshi. There will be bollards around the filling station. An employee will be certified to fill tanks. Ms. Foley noted that some of the parking spaces have items in them and are unusable for parking. Chairman Lacivita stated we need to clarify what the parking requirement is, and what is actually functional parking and an enforcement issue if there is product in the parking spots. Chairman noted the CO was issued before the PB approved it. Chairman Lacivita stated we are not counting the spots that have items in them because they are not functional. Chairman needs the plan to show what the BD says he needs and what spaces are functional and are not cluttered with items. Chairman Lacivita asked what protection is on the Atlantic Avenue side because the site plan does not show a bollard on that side. Mr. Peleshi stated they will add one there as well. Chairman Lacivita noted the distribution list is missing from the application and needs to be completed before the public hearing. The Board needs to see the certificate of compliance that Hatchet receives to fill tanks for the file. Chairman will also like to see a rendering of the filling station and tank exchange area. SEQRA short form was completed. No zoning issues per Mr. Cioffi unless there are parking variances needed.

Per Chairman Lacivita, a motion to accept the preliminary site plan, make PB lead agency and schedule the Public Hearing for June 22 made by Ms. Foley and seconded by Mr. Wilson. All in favor.

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- **Application 26-05, for the Site Plan Review application of 143 Capital LLC/Trent Tibbitts, P.O. Box 143, East Greenbush, NY 12061, for the purpose of converting the existing single-family dwelling into a professional office and to re-construct the detached garage with an apartment above located at 434 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-13-4.**

Nick Costa, Advanced Engineering and Surveying. Trent Tibbitts purchased the site. There is a two story home and garage and a lot of trash on the site. Mr. Tibbitts has been cleaning it up. He also removed the destroyed shed on the site. He would like to turn the existing dwelling into offices and tear down the existing garage and build on the same footprint and put an apartment on the second level of the new garage. Parking is planned adjacent to the building. The site will need a septic system and approved by Health Department. There is water to the site per Mr. Costa. They need to show the access road on Avenue A. Zoning: they will need 2 parking variances for setbacks. Per Mr. Cioffi there are no greenspace issues. Mr. Tibbitts will be living in the apartment above the new garage. There are 10 parking spaces planned.

Motion made to accept sketch plan, make PB lead agency and schedule public hearing for June 22 by Ms. Foley and seconded by Mr. Wilson. All in favor.

Old Business/Discussion(s):

- **For review and approval of the development and construction of Phase III lots for The Meadows project:** Chairman Lacivita asked how many dwellings are planned for Phase 3. Mr. Westfall is unsure. The BD has been monitoring and issuing building permits as needed for Phase II. The area that there was trouble with the walls has been worked on per Mr. Westfall. They have an outstanding compliance issue with DEC. Mr. Cioffi stated they have not applied for permits on anything on Charles Lane.
- **Correspondence received from the fire district for the above was received on May 10 which Chairman Lacivita read.** It included adequate water supply for this and future developments. The fire district has concerns. Water solutions will not happen in one month per Mr. Westfall. Residents on Glenwood Road had many complaints per Chairman. Chairman noted there was an extra level of scrutiny on this that they need to come back before the board and also get approval from the Building Department. Motion made to approve Phase II on the BD recommendations by Mr. Ahern and seconded by Mr. Wilson.

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Business Meeting

- Approval of last month's meeting minutes: motion made to approve by Mr. Ahern and seconded by Ms. Foley. All in favor.
- Motion to Adjourn at 7:25pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: June 22, 2026

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.**

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.