

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
June 22, 2026

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 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 Palleschi spoke about the application for the public. Mr. Peleshi also provided a rendering of the site. At the last meeting it was discussed to install bollards and striping as well as outside storage. Mr. Peleshi showed on the rendering where the dumpster and striping as well as outside storage. There are 4 parking spaces that were previously approved but now have supplies on them now. The proposed parking is now 29 spaces. The trained employee will operate the filling of the tanks per Mr. Peleshi. The propane station will be sitting on a concrete pad. Some grading was also done. Mr. Palleschi stated all applications were now distributed correctly. There was no distribution last month. Chairman Lacivita asked if Mr. Peleshi submitted an application to the ZB because of the reduced spaces. He has not but will. No change in greenspace either. The fire marshal will need to inspect and approve the plan. (FP-58). No comments from fire district per Chairman. Ms. Foley asked about the parking near Atlantic Avenue. She feels there are 4 spaces that can not be considered because it shows EV parking. Mr. Cioffi stated anyone can park there. She also has a concern about a vehicle sliding off Atlantic into the filling station. For safety reasons she feels this is a problem. Mr. Palleschi guaranteed there will be a certified employee filling the tanks. She also feels the telephone pole is an issue if it is knocked down because it is right next to the station. Mr. Cioffi read the FP-58 regulations they have to follow, to the board and it appears they are in compliance. Mr. Wilson stated he was there and there were loading and unloading and you had to physically back out of the lot. He also stated it would be better along the back wall of the building. Chairman Lacivita stated this site has not demonstrated good housekeeping on the exterior. He stated when the original application was approved, product was supposed to be brought inside after business hours. He also feels the placement is not a good one and too close to the road. The board is uncomfortable with the "tightness" of the design. Chairman Lacivita also stated the owner needs to move around a lot of the product in the rear and side. Mr. Peleshi stated he would speak to the owner regarding that. Mr. DeJulio why they need this. There are four within a mile radius per Mr. DeJulio. Mr. Peleshi feels this is different from the others because they don't have to exchange, they could fill if the

**Planning Board
Meeting Minutes
June 22, 2026
Page 2**

tank is already half full. Ms. Foley spoke about the feasibility of filling a larger tank for a customer. When the site was originally approved it was 69 spaces needed to 35.

Public Hearing Opened:

No one wishing to speak.

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

Chairman Lacivita stated the parking variance is 69 down to 29 for ZB to approve.

Chairman asked Mr. Peleshi to get his variance application in by Wednesday June 24 for the July meeting. Chairman Lacivita is also suggesting this be tabled until ZB looks at the proposed variance. Mr. Peleshi asked about the change and Mr. Westfall stated he won't lose the prior approval from 69 to 35 and he will have to come back before the Planning Board and if not approved by ZB he will need to bring a revised site plan to PB.

Chairman Lacivita asked him to take a look at the tank cages and fill station locations and placements. His new submission also needs a narrative about how this will be operated.

Ms. Foley asked Mr. Peleshi to bring another option for location.

Motion made to table this application until the applicant can go before the ZB and revise the site plan for the July 27 meeting by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

- **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.**

Mr. Tibbitts spoke about the application for the public. The main residential house will be turned into a real estate office. Demo the old 3 car garage and build a new one with an apartment that will be owner occupied. The parking has also been adjusted for adequate parking spaces.

Chairman Lacivita asked if there were any zoning issues and Mr. Cioffi stated with the updated plan there will be no zoning issues. 1937 sq feet and keeping the same footprint and the garage will be 2000 sq feet. The Health Department paperwork has been sent per Mr. Tibbitts pending their approval. All need water line and septic system per Mr. Tibbitts. They also submitted an application to the North Greenbush water department. There will be 2 buildings on the property when everything is completed per Mr. Tibbitts. No new curb cuts per Mr. Tibbitts so no DOT approval needed. Ms. Foley asked how wide the entrance is and it is not wide enough for two vehicles. There is adequate space for a vehicle to turn around so

**Planning Board
Meeting Minutes
June 22, 2026
Page 3**

there won't be a car leaving and a car coming in. Ms. Foley asked if there could be a one way in on Avenue C and Mr. Tibbitts sated he will. Mr. Tibbitts stated they can tie into the grading to take it into the entire parking lot. It was decided one way in on Avenue C does not need to happen. Both buildings be closed in by winter per Mr. Tibbitts.

Public Hearing Opened:

Andy Mair: DeFreestville: He looked at the zoning requirements. He spoke about the garage size. The footprint on the first floor garage is 2000 and the second floor sq footage but what is the total sq footage? He is actually making it smaller than the footprint. It does meet zoning code because it's a restoration so it is not a PB issue per Chairman Lacivita. This is a significant improvement on Rt. 4 per Chairman Lacivita.

Rich French, 3 Avenue C: He is most impacted by this property and the property lines are continuous with his property lines. He also stated there was a fire years ago on that property. There were vacant RV's and unusable hot tubs and other debris all over the property. Someone on Christmas 2024 was on his property and it was a former resident of Mr. Tibbitts property. Mr. French stated there has been nothing but problems with that property. He also stated dumpsters were filled and all the overgrown was cut down. Mr. Tibbitts also asked Mr. French every time he was going to do something and he appreciated that. He is totally for this.

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

The BD needs an updated site plan per Chairman Lacivita.

Conditions: Approval from County Health, Compliance with Rt. 4 guidelines, storm water plan and all relevant municipal approvals.

All SEQRA has been completed with no negative impacts per Chairman Lacivita.

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

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

Presentation(s): None

Old Business/Discussion(s): None

**Planning Board
Meeting Minutes
June 22, 2026
Page 4**

Chairman Lacivita stated the Utility superintendent and Mr. Westfall did locate the sharpe spring sign that was removed. It has been reinstalled.

Business Meeting

- Approval of last month's meeting minutes: Motion made to approve May 2026 meeting minutes by Mr. Ahern and seconded by Ms. Foley. All in favor.
- Motion to Adjourn at 7:30pm by Mr. Ahern and seconded by Mr. Wilson.
- Next meeting date: July 27, 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.