Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
August 24, 2026

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

Public Hearing(s): **None**

Presentation(s):

- **Application 26-07, for the Revised Site Plan Review application of 43 Farms, 4370 NY Rt 43, Rensselaer, NY 12144, to install a shade structure covering the plants, at the property located at 4370 NY Rt 43, Rensselaer, NY 12144, in an AR zoning district, having parcel ID#:145.-9-8.**

  Tom DeChamps, Owner of the business. Would like to put a shade over the plants. This will be made out of steel and will be a permanent structure. It will be bolted to concrete. Chairman Lacivita asked if it will have any impact on traffic. Mr. DeChamps stated no. Mr. Wilson went to see the covering and stated it looks fine. Ms. Foley asked if it could become detached with high wind. Mr. DeChamps stated it will be bolted.
  Motion made to declare PB lead agency and schedule public hearing by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Old Business/Discussion(s): **None**
Town Supervisor (Joe Bott) asked PB to support a grant per Chairman Lacivita. Chairman is in agreement.
Chairman is distributing via email some changes in SEQRA and other rules to all board members.

Business Meeting

- Approval of last month's meeting minutes – Motion made to approve June Minutes (no July meeting) by Mr. Ahern and seconded by Ms. Foley. All in favor.
- Motion to Adjourn – Motion made to adjourn at 6:38pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: September 28, 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 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 Vandenburgh 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 26-01,** 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 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.
- **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.