

Town of North Greenbush Planning Board

2 Douglas Street, Wynantskill, NY 12198

Meeting Minutes

September 22, 2025 - 6:30 pm

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): None

Presentation(s): None

Old Business/Discussion(s):

- **Application 23-03, for the site plan application of Thomas Dingley, 190 Pershing Ave, Wynantskill, NY 12198, for the purpose of constructing two mixed use buildings with commercial on the first floor and residential on the second floor, at the property located at 128-130 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#s: 124.5-6-15.1 & 124.5-6-15.2.**

Mr. Dingley spoke about the application. He came before the board last month. Per Mr. Dingley the sketch is slightly different however, the buildings sizes have been reduced. That reduced the required parking spaces. The residential tenants will have separate parking away from the commercial businesses. There will be two apartments above each building. That is a reduction from the original sketch. No garage in the rear now. There is also employee parking. No traffic will be going behind the building, which is a change from the last sketch.

Ms. Foley asked that Mr. Dingley move the employee parking to the right side of the building. Mr. Dingley agreed that would work. Ms. Foley also asked about having both dumpsters together instead of one on each side with vinyl fencing. Mr. Dingley does not feel he would have enough space on either side to do this.

Mr. DeJulio asked about a lighting plan. Mr. Dingley will submit that when he has it completed. He plans to use a more decorative pole lighting. Mr. Wilson asked how many storefronts on the first floors. Mr. Dingley stated he would like to see three in one building and two in the other. Mr. Cioffi asked about the overhead garage doors and Mr. Dingley confirmed he plans to make the garage doors look nice.

Chairman Lacivita explained to Mr. Dingley that he needs to look at the Main Avenue design guidelines. He also told Mr. Dingley to check with the post office on their new guidelines for mail boxes, etc. Chairman also asked Mr. Dingley to also improve greenspace notations and landscape notations on his sketch so the board can see that. Signage: Mr. Dingley stated he plans a digital sign for the businesses. Mr. Dingley may need to apply for a variance for the signage if needed. Mr. Westfall told Mr. Dingley he needs to go through the flood plain process with the building department. Ms. Foley asked about possibly putting a cement planter by the road to avoid people jumping the curb with the vehicle and going too close to the buildings.

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Snow removal: Mr. Dingley stated it will be a challenge but push it to the rear of the building on both sides but if it really bad he will have actual snow removal. Chairman Lacivita asked that he also put that on the plan. The owner of the building is responsible for all snow removal including the apartment entrances per Mr. Dingley. Mr. Wilson asked about the current billboard that is currently there. Mr. Dingley stated that will be removed.

Mr. Cioffi stated flat roofs are prohibited and Mr. Dingley stated there will be peaks on the roof. Mr. Cioffi stated the variances were approved by the ZBA in August.

Motion made to accept the sketch plan, designate PB as lead agency and schedule public hearing for October 27 by Mr. Wilson and seconded by Ms. Foley. All in favor.

- **Business Meeting**

- Approval of last month's meeting minutes-Motion made to approve August 2025 meeting minutes by Mr. Ahern and seconded by Ms. Foley. All in favor.
- Motion to Adjourn at 7:07pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.
- Next meeting date: October 27, 2025

Pending Projects:

Application 25-02, for the Site Plan Application of Paris Property Group, LLC, 375 North Greenbush Road, Troy, NY 12180, for the proposed construction of a 15,925 +/- SF retail plaza at 381 North Greenbush Road, Troy, NY 12180, in a BG (General Business) district, having parcel ID#: 134.-1-6.

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 21-14, for the site plan application of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for the vacant property located at 325 North Greenbush Road (Route 4), Troy, NY 12180, having parcel ID#: 134.1-4.4 located in a BG (General Business) district.

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@townofng.com . **Please see the Planning Board Page on the Town's website to view applications.**