

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**December 15, 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):**

- **Application 25-12, for the Site Plan Application of Brew Team, NY, LLC, 3108 Vestal Pkwy, Ste 1, Vestal, NY 13850, for the purpose of constructing a drive-thru only coffee stand at the property at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.**

This is a continuation of the public hearing from last month. Mr. Brian Cipperly (Verity Eng.) spoke about the application.

There was an issue that remained opened (service rights to Agway). The neighboring entity wanted assurance that the sign easement would not be affected. Mr. Cipperly distributed a revised site map to the board. The sign easement is now noted on the revised site map.

Mr. Danaher spoke and stated he spoke with the BD and noted they have located the hook in for the Utilities for this site. The line was surveyed and is on the land of 531 North Greenbush Road. They will not put a water line through the sign easement per Mr. Cipperly. The site currently has a pump station and existing sewer. Mr. Cipperly showed that on the map.

Lawrence Howard spoke on this application. They will work with Mr. Cipperly and the land owner.

Mr. Goldman spoke as well. Mr. Cipperly showed him where the water line is running through the site. Mr. Goldman is good with how all this worked out.

All concerns have been resolved per the Board.

Mr. DeJulio asked the BD if they were ok with this and they Mr. Cioffi stated they are.

Public hearing continued:

No one else wishing to speak. Motion made to close public hearing by Ms. Foley and seconded by Mr. Wilson. All in favor.

Conditions: Municipal permits and approvals must be obtained.

SEQRA: Submitted by applicant. Motion made for a neg dec by Mr. DeJulio and seconded by Ms. Foley. All in favor.

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

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- **Application 25-13, for the Site Plan Modifications of Genesis (Lawrence Myers, PE), One Sentry Parkway, Suite 100, Blue Bell, PA 19422, for the replacement of mechanical equipment and re-locating it to a new mechanical equipment yard (Phase 2) with screening at the property located at 225 Jordan Road, Troy, NY 12180, in a TP (Technology Park) district, having parcel ID#: 122.-1-4.93.**

Russell Colback spoke on behalf of Verizon Wireless. They are on Phase II of equipment being removed from the roof and placed on the ground. They were asked to coordinate with the Director of the Tech Park (Clara Tryon) and she submitted a note that she is ok with this and asked to disturb as few trees as possible. Mr. Colback stated they updated the site plan. They will be using the existing Knox box on site. Pages on the site plan that were changed were distributed.

Public Hearing Opened:

No one wishing to speak.

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

SEQRA: Motion made for a neg dec by Mr. Wilson and seconded by Ms. Foley. All in favor.

Conditions: Final review and approval by BD and any municipal approvals must be received.

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

**Presentation(s): None**

**Old Business/Discussion(s):**

- **Application 23-10, for the Revised Site Plan application of Bloomingrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing seven (7) apartment buildings with 36 apartments each, for a total of 252 apartments with ground level parking, one (1) apartment building will consist of approximately 5,000 SF of retail/commercial on the first floor and to construct an Ambulance Corp. building located at 726-728 Bloomingrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.**

Quackenderry Commons: Review changed site plan. Town Board passed a resolution 2025-12-135. For PB Consideration and recommendation.

Mr. Scott Lansing and Morgan Ruthman spoke about the application. The plan had been previously approved but has been changed.

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The plan now will have 7 buildings and 252 units. Also, 5,000 square feet added. Also decreases in acres to be disturbed and increased green space. All parking requirements have been met per Mr. Lansing. A maintenance building has also been relocated. The Ambulance Corp building has not changed.

Chairman Lacivita asked if the proper distribution to all required parties has been done. Mr. Lansing believes that has been done. They will need to show the form that all parties received this change at the public hearing.

Chairman spoke to the fire district and he has not received anything assuming they have no concerns. Chief of Police had no comments as well Per Chairman Lacivita. The town board has to do a public hearing as well per Chairman Lacivita.

Chairman Lacivita has the referral from the town board and will have that information for their January Meeting. He also stated this board will also hold a public hearing.

Recommendations to town board: More buildings, less apartments, less retail, less surface impact, more greenspace. Chairman Lacivita does not see any adverse impacts to these changes.

Mr. Ruthman stated the buildings will fit into the existing topography and will give a campus feeling including walking from building to building. Chairman feels this is a much better plan. Mr. Wilson asked about 7 buildings but there are 9 on the rendering. Two buildings are work sheds. Mr. Wilson asked about the elevations from route 4 and they have lowered.

Ms. Foley asked about walkability through the site. She also asked about a road to Home Depot. Could they put a sidewalk there. Mr. Westfall stated that is Home Depot's receiving and storage where she is speaking about but they will work it out somewhere else per Mr. Westfall. It would be unsafe to put it in the back. Also, the road to Bloomingrove will be noted although it is unlikely it will be used per Chairman. They will show that on the updated plan for future easement. Mr. DeJulio is asking for a figure in the reduction to be provided for next month.

The PB Public Hearing will be January 26, 2025. The town board will see the recommendations for this project at their January meeting (Jan 8<sup>th</sup>) and possibly schedule a public hearing in February.

Motion made to authorize Chairman to write a report on behalf of the PB to send to Town Board by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

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Motion made to accept amended sketch plan, make PB Lead Agency and schedule public hearing for January 26, 2026 by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

**Business Meeting**

- Approval of last month's meeting minutes: motion made to approve November meeting minutes by Ms. Foley and seconded by Mr. Ahern. All in favor.  
Motion to Adjourn at 7:30pm by Mr. Ahern and seconded by Mr. Wilson. All in favor
- Next meeting date: January 26, 2026

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@northgreenbush.gov](mailto:building@northgreenbush.gov) . **Please see the Planning Board Page on the Town's website to view applications.**

BY ORDER OF THE PLANNING BOARD DATED: December 2, 2025, Mark Lacivita,  
PLANNING BOARD CHAIRMAN OF NORTH GREENBUSH.

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**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 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.