

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 25, 2026

(*Per Chairman Mark Lacivita, this meeting has been rescheduled to Wednesday, February 25th at 6:00pm)

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

Public Hearing(s):

- **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.**

All the lots are on North road. Julie Dean spoke about the application with Steve Hart. Mr. Hart presented a aerial rendering to the audience. Little access on Buckbee Road. Town water and town sewer. Utilities will be brought across the road for the development. All lawns, blacktop, trees, etc. will be restored upon completion. The other map shows the six lots and the area where this will be. The water retention is shown on the drawing. Residents near this project do not have town sewer however, Mr. Hart will give access to them with the new sewer district that will be created. Other land can be given to the neighbors along the stretch of land going to this project. The driveways shown may change depending on the recommendation from the highway superintendent. Mr. Hart reviewed the written comments that were sent and answered the questions in those comments (Wetlands). They will work with DEC, SHIPPO, etc. regarding this. Water pressure: There is already water pressure issues in that area. The Utilities Director is working on this per Mr. Hart.

Sewer capacity: Keith Hankle stated there were no issues per Mr. Cioffi.

Restoration: Anything that is disturbed will be brought back to its original condition (trees, lawns etc.) per Mr. Hart.

Chairman Lacivita reviewed the email that Keith Hankle sent. The town installed a PRV to improve water pressure in that area that already has pressure issues. This will assist with this project.

There is a large flooding issue in that area per Mr. Westfall. He explained what happened and what has been done to rectify and stabilize so it will not happen again.

Steve Hart will walk the property to look at wetlands when the snow melts. All of this is subject to the applicant completing the application (SWIPP) for Mr. Westfall to approve.

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Public Hearing Opened:

Mike Elliott 32 North Road: His property runs along this project. He looked at the map and asked if this will impact his and neighbors property. Mr. Westfall stated it will. He has been maintaining an area near his property. He asked if there will be a house outside his window. Mr. Westfall stated it has to comply with setbacks which is 20 feet. Will the new home be built up or on a hill as his home is now. Mr. Hart showed Mr. Elliott on the drawing so there will be no water issue.

Judith Schwartz, 20 Buckbee Road: Asked what is the address of this project. Mr. Cioffi stated the county would give them North Road addresses. She also spoke about the water runoff. She stated flooding is always a problem on Buckbee road along with mud. Heavy equipment will make the street worse. She feels this will destroy the character of the neighborhood. She stated people felt there was a balance with nature and rural. She does not feel comfortable with this project.

Chairman Lacivita explained that zoning decides density.

Josh Sabo: 40 Buckbee Road. He feels the property and project is not stable. He spoke about the new lot sizes. The new sewer district was not brought up prior. He said the new lots must be 30,000 square feet. He said the board has to reject this application.

Sheryl Mitchell, 40 North Road: She said she is impacted on both sides of her home. Will they be built the same time and how will construction affect her with living conditions?

Mr. Westfall stated there are rules for hours of operation, constraints, etc.

Mr. Mitchell: asked about the setbacks. Mr. Cioffi explained. The BD determines if it meet codes. He also asked if fill will be brought in. Mr. Hart explained how that will work.

Kylie Cianti: 49 North Road: She stated Birch Builders were on her property. Someone from Birch Builders stated it was most likely surveyors. She stated the property marker s directly across from her driveway. She did say Mr. Primo and Mr. Martinez came to her home and answered a lot of questions. Will there be another fire hydrant for this project? Chairman Lacivita explained there is a code requirement for hydrants and they will take a look at this. She said North Road is falling apart. Her lawn will be disturbed and she would also like to be notified when this will occur. She is also concerned about the wetlands on Lot 6. She stated 4 years ago there was a petition but it was denied.

Kathryn Hinds, 51 North Road: She stated the previous builder was supposed to widen the road. She also spoke about the wetlands. Will DEC be contacted? Concerned if the water is directed to north road there will be flooding. Mr. Hart stated DEC will review all of this.

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Tom Sharpe, 48 North Road: He said his backyard is the wetlands. He filed an application with DEC. He said there are wetlands on lot 4, 5 & 6. He would like this reviewed.

Jamie Anderson, 37 North Road: Her concern is having three driveways across from her. Privacy is an issue as well.

Nicole ?, 39 North Road: She asked that when the construction starts what happens with all the work vehicles all over. Mr. Westfall stated once they stabilize their construction entrance. She said the speed on that road is an issue as well. Chairman stated they residents need to talk to the PD. Can the speed limit be lowered? Chairman Lacivita stated the town board has lowered the speed limit on a number of roads. Residents need to call town supervisor and police about this.

Chris ?, 38 North Road: He thanked the BD for fixing the water. He asked about driveways? Is there a minimum distance for a driveway and there is not. Maybe move the driveways closer to each other? Water runoff-the water comes through his property. Will these be walkout basements. Will the lots be completely cleared or will vegetation be left to absorb water running? He is concerned about having a pool in his front yard once these are built. He also asked what the homes will look like. He asked if he could buy one of the lots next to him.

Amy ?, 43 North Road: Almost all the homes have children. She feels there will be more traffic. She also asked if the school can add more children. It is Belltop School District? Chairman explained the school district receives all the plans and have no concerns. Chairman Lacivita stated Belltop is well under capacity. Her children cannot ride their bikes on the street now because of the traffic.

Motion made to close the public hearing by Ms. Foley and seconded by Mr. DeJulio. All in favor.

Motion made to table the application until April by Mr. DeJulio and seconded by Mr. Wilson. All in favor.

Presentation(s): None

Old Business/Discussion(s): None

Business Meeting

Approval of last month's meeting minutes- Motion made to approve January 2026 meeting minutes by Mr. DeJulio and seconded by Ms. Foley. All in favor.

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- Motion to Adjourn at 7:24pm by Mr. Wilson and seconded by Ms. Foley.
- Next meeting date: March 23, 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.**

BY ORDER OF THE PLANNING BOARD DATED: February 10, 2026, Mark Lacivita,
PLANNING BOARD CHAIRMAN OF NORTH GREENBUSH.

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 purpose of constructing a commercial building located at North Greenbush Road (Route 4 South of Jordan Road on the East side), Troy, NY 12180, in a BG zone, having parcel ID#: 134.-1-4.4.