

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Final Meeting Minutes**  
**March 23, 2026**

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

**Public Hearing(s): None**

**Presentation(s):**

- **Application 26-02 for the Minor Subdivision application of Catone & Rich Properties, Inc., 10 Florence Way, Wynantskill, NY 12198, for the purpose of subdividing the property into 4 lots, at the properties located at 4-12, 7 & 21 Florence Way & 19 Palladino Lane, Wynantskill, NY 12198, in the BG (General Business) & R1 (Residential – Single Family) zones, having parcel ID#s: 135.7-1-24.1, 135.7-1-25, 135.7-1-24.21 & 135.7-1-22.2.**

Ms. Rhonda Lapore spoke about the application. She stated this is a third generation property. The property has been previously divided. They would like to separate the top parcel of the property which is currently zoned commercial with 4 buildings. When 21 Florence Way was blocked off it created land lock. This would also give 21 Florence way a proper driveway.

The other lots are with water district 14. Parcel A on the map would be now part of 19 Palladino Lane. No zoning changes per Mr. Cioffi. Chairman Lacivita asked if changing these lot lines will cause zoning issues and it will not per Mr. Cioffi.

Mr. DeJulio asked when this property was sold and who owned it. Ms. Lapore stated it was Jim's fathers. They did not find out until about a year ago that there was an issue. Mr. Danaher will need to see the documents once complete to ensure everything is ok. Per Mr. Cioffi stated there are no other concerns.

Motion made to approve sketch plan, declare PB as lead agency and schedule public hearing for April 27 by Ms. Foley and seconded by Mr. DeJulio. All in favor.

- **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.**  
Mr. Steve Hartt presented the application. He presented a rendering of the proposed building. 1.79 acre piece of land. Bloomingrove would be the front of the property.

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The applicant would like to construct a single story building 28,000 sq feet. A full SWPP will need to be done per Mr. Hart. He plans to tie into sewers on Route 4. The applicant wishes to put a practice facility for baseball and basketball. Mr. Hart stated he looked at a similar facility in Clifton Park for parking guidelines. He also stated he will need a few variances for front and back and for a variance because it is above the 10,000 sq feet foot print. Also a probable parking variance. They plan on 60 spaces. Vending machines but no food service per Mr. Hart. Mr. DeJulio asked about signage. Mr. Hart stated there is a plan for some signage or letters on the side of the building. He may need a variance for that with ZB. Mr. Hart showed lighting, and dumpster locations. Ms. Foley asked about run off and the surrounding neighbors.

Motion made to table until applicant can go before ZB for variance approvals by Mr. DeJulio and seconded by Ms. Foley. All in favor.

- **Application 24-10, for the Revised Site Plan application of Miller Animal Hospital (Michael & Evelyn Rice), 380 North Greenbush Road, Troy, NY 12180, for the purpose of constructing a 510 SF addition to the existing building that recently received site plan approval, at the property located at 380 North Greenbush Road, Troy, NY 12180, in a BG (General Business) zone, having parcel ID#: 134.-1-12.**

Mr. Steve Hart presented the application for the applicant. He stated a proposed new addition 500 sq feet. He presented a rendering for the board. The approved new buildings from before are on hold right now per Mr. Hart. They will need to come before the board again because one year has passed on the new building. Mr. Cioffi stated this will need to go before ZB as well.

Motion made to accept sketch plan, declare PB lead agency and schedule public Hearing for April 27 by Mr. DeJulio and seconded by Ms. Foley. All in favor.

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

- **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 on North Greenbush Road (Route 4 South of Jordan Road on the East side), Troy, NY 12180, in a BG (General Business) zone, having parcel ID#: 134.-1-4.4.**

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This application was originally submitted in 2021 per Chairman Lacivita. Mr. Hart presented the application for the applicant. 10,000 square foot building was originally planned but is now 9,000 sq feet and eliminated a few variances. Parking would be 51 spaces. They created more greenspace as well. There is water in front of the site now. Mr. Hart presented a rendering of the proposed site. The rendering showed where the storm water will go in a retention basin. Rt. 4 design guidelines would be followed but in this case the parking needs to be in front due to grading and elevation. Landscaping will be done on the front of the site. No tenant has been decided yet per Mr. Hart. There may be three tenants. A DOT permit will be needed per Chairman Lacivita. Chairman Lacivita also stated a public hearing was done 11/22/21. A sewer district will also be created per Mr. Westfall. Connection to sewer will be a condition to this project per Chairman Lacivita. A minor variance is needed as well. Motion made to declare PB as lead agency, accept sketch plan and schedule public hearing for April 27<sup>th</sup> by Mr. DeJulio and seconded by Mr. Foley. All in favor.

**Business Meeting**

- **Approval of last month's meeting minutes:** Motion made to approve February Meeting Minutes by Foley and DeJulio. All in favor.
- **Motion to Adjourn:** Motion made to adjourn at 7:16pm by DeJulio and Foley.
- **Next meeting date: April 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](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: March 9, 2026, Mark Lacivita,  
PLANNING BOARD CHAIRMAN OF NORTH GREENBUSH.

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**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. **TABLED**

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- **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 Vandeburgh 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.