Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
September 28, 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):

- **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.**

Mr. Tom Deschamps-one of the owners. Put a shade structure over the area for customer comfort and to protect the flower. 20x20 and 40x40 squares and is mesh. They will take the covering down in October. Per Mr. Cioffi there are no zoning issues and it is a zoning use. When it comes down it will be stored off site.

Public Hearing Opened:
No one wishing to speak. Motion made to close public hearing by DeJulio and Foley. All in favor.
Application is complete per Chairman Lacivita. SEQRA Part I and 2 have been submitted and reviewed and no major impact.

Motion made for a neg dec by Mr. DeJulio and seconded by Mr. Wilson. All in favor.
Motion made to approve with no conditions by Mr. Wilson and seconded by Mr. DeJulio. All in favor.

Presentation(s):

- **Application 26-08, for the Revised Minor Subdivision Application of the North Greenbush Public Library, 141 Main Avenue, Wynantskill, NY 12198, for the property located at 9-14 Mohamed Farm Way, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.-4-5.11.**

This is a revision to a sub division that was approved this year and adds acreage to the application. Charles Gotlieb and Christian ? spoke about the application. The approved minor subdivision has changes so needs to be reviewed again per Mr. Danaher. Mr. Gotlieb spoke and several members of the library trustees were present. This is in an AR zoning district. It was discovered that 5 acres minimum were needed so they were able to secure those 2 additional

acres. He stated he will go before zoning for a special use permit and a variance (width at setback). NG Public Library did grant their selves as lead agency and did the SEQRA review. All environmental assessments including a traffic study were looked at and noted in a report/booklet per Mr. Gotee. The Library adopted a negative SEQRA affect as lead agency. Christian Roymeyer spoke about the application. Averill Park school district.
Both applications were discussed together.

Motion made to accept the application by Mr. DeJulio and seconded by Mr. Wilson. All in favor with the exception Mr. Ahern. Motion made to schedule public hearing in October 26th for 6:45 by Mr. DeJulio and seconded by Ms. Foley. All in favor

- **Application 26-09, for the Site Plan Review Application of the North Greenbush Public Library, 141 Main Avenue, Wynantskill, NY 12198, to construct a new approximately 6,000 SF library, at the property located at 9-14 Mohamed Farm Way, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.-4-5.11.**

Both applications were discussed together. The Library Association did their own SEQRA per Chairman Lacivita.
Per Mr. Gotlieb he is aware there will be some "tweaks" for the plan. A town standard road will be built with a fire truck turn around. Christian stated there will be sidewalks and a picnic area. Also included is storm water management and catch basins. New water and sewer connections will be installed. Landscaping will be installed per town code.
Per Mr. Cioffi the ZBA will be reviewing the variances requested and reviewing a special permit for this project as well.
The water and sewer extensions, per Mr. Westfall seem good per Keith Hankle.
Chairman Lacivita stated the fire district sent preliminary comments on the applications. Mr. Gotlieb was given a copy of those comments.
County Highway: They will have to issue a permit per Chairman Lacivita.
SWPP needs to be reviewed per Chairman because of the size of the building. Mr. DeJulio asked counsel about title issues and fighting among family members. Mr. Danaher stated the issues are still there but the PB does not handle this.
There will be an offer of dedication to the town and if they accept this will become a town road. If they do not the property owner will be responsible for maintenance. The road needs to be constructed by town specs per Chairman. Ms. Foley asked about the new town road with cul-de-sac there will only be the small section in the front. Mr. Gotlieb stated yes. Where will all the equipment be put? It will be discussed so there will be no issues. She also asked about Mr. Mohammad's business equipment will be going by the new library and onto the new road requested. Mr. Gotlieb stated that was the only area to put the new road where site distance is optimal.

They need to go before town board for a new sewer district.
Mr. Ahern asked about the money the town gives to the Library. The town collects the library money with paid taxes then disperses it to the Library per Chairman Lacivita. Per Mr. Gotlieb there will be a public referendum about the funding for the Library. Per Chairman, we are not reviewing the library district actions, only the applications before use. The Library association are lead agency for both sub division and building.

Motion made to accept sketch plan by Mr. Wilson and seconded by Mr. DeJulio. All in favor.
Motion made to schedule public hearing October 26th at 6:45pm by Mr. DeJulio and seconded by Ms. Foley. All in favor.
Mr. Gotee asked in the BD will coordinate the Highway Department and they will. (DOT)

Old Business/Discussion(s): **None**

Business Meeting

- **S7 Brew discussion:** Per Chairman Lacivita there are traffic problems in that area. On Labor Day Seven Brew was giving away something and that caused traffic issues. The NGPD was directions traffic (all on duty). Chairman met with NGPD Chief White and meeting again on Thursday for town action and being sited for issues. Per Mr. Danaher he explained the traffic laws and issues and the safety issues in and around Seven Brew. They could be brought in to town justices to be given citations for people parking on the side of the road and workers under age 18 in the actual roadway. Seven Brew is willing to pay for NGPD coverage per Chairman Lacivita. They plan to have a special event on the 7th of every month. Chairman Lacivita has communicated the issues with the regional manager who wants to cooperate. The next special event is October 7th 8:00am-5:00pm. There will be a burden on the PD for traffic coverage and that is unreasonable per Chairman. Per Chairman, Seven Brew may have to submit an application for a permit for these events. Chairman Lacivita is suggesting that they should come before us again with a revised with plan.

  Ms. Foley stated it was very distracting to have the kids out there and flags etc. There were definitely safety issues.

  There is an upcoming planning and zoning workshop to be noted for board members if they wish to attend..

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

- **Motion to Adjourn:** Motion made to adjourn at 7:30pm by Mr. Ahern and seconded by Mr. Wilson. All in favor.

- **Next meeting date: October 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 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: September 14, 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 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.**