

A Public Hearing is scheduled for January 12, 2023, at North Greenbush Town Hall, Main Avenue, Wynantskill, NY, at 6:45 PM to consider the following Planned Development District (PDD) amendment:

Quackenderry Commons PDD: This is a proposal for significant development in the DeFrestville area behind Berkshire Bank, CVS and Stewarts between Bloomingrove Drive and Exit 8. Size: Approximately 24.5 acres.

Proposal: Two five-story mixed use buildings with retail, office, dining and commercial space plus 253 residential rental units. Bldg. #1: 152 apartments; Bldg. #2: 101 apartments. Total parking spaces: 596 spaces.

Traffic Impact: With 253 residential rental units and 596 parking spaces, it is likely local traffic volume will be affected. The current proposal shows two project driveways; one accessing the CVS driveway and the other accessing Bloomingrove Drive further north. The present Bloomingrove Drive / CVS / Stewarts three-way intersection is a busy intersection in this area. A new ambulance facility driveway on the west side of Bloomingrove Drive is also proposed for this area.

Additional Impacts: Impacts on municipal services such as police, fire and ambulance can be anticipated. With 253 residential rental units, an influx of children into the East Greenbush School District can also be anticipated.