

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Agenda**  
**April 22, 2024 - 6:30 pm**

- Pledge of Allegiance
- Roll call

**Public Hearing(s):**

- **Application 24-03**, for the site plan application of Ariel Saati, 28 Buckbee Road, Troy, NY 12180, for the purpose of converting a medical office to a full-service restaurant located at 27 West Sand Lake Road, Wynantskill, NY 12198, in a H district, having parcel ID#: 124.10-20-1.
- **Application 22-19**, for the application for a major subdivision of Cape Enterprises HV, LLC, 89 Macha Lane, Wynantskill, NY 12198, for the purpose of approving a 50-lot twin home subdivision, located on an 18.05-acre parcel on Williams Road, in a R3 district, having parcel ID#: 123.-3-8.1.

**Presentation(s): None**

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

- **Application 23-05**, for the site plan application of Finelli Development Corporation (John Finelli), 359 Broadway, Troy, NY 12180, for the purpose of redeveloping & combining the properties known as 11 Glenmore Rd & 76 North Greenbush Rd; convert the existing single family dwelling at 11 Glenmore Rd into commercial space, construct a 3,200 SF commercial building with a drive thru, at the proposed address of 78 North Greenbush Rd & site plan modifications to ingress and egress on North Greenbush Rd, in a BG district, having parcel ID#'s: 123.09-2-4 & 123.09-2-6 respectively.
- **Application 23-10**, for the site plan application of Bloominggrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing two mixed-use buildings consisting of 260 middle-income apartment rental units with basement level parking and retail/commercial on the first floor of each building and to construct an Ambulance Corp. building located at 726-728 Bloominggrove Drive, Rensselaer, NY 12144, in a PDD zone, having parcel ID#'s 144.-10-33.111 & 144.-10-33.112.

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- Business Meeting
  - Schedule public hearings
  - Approval of last month's meeting minutes
  - Motion to Adjourn
  - Next meeting date: May 20, 2024

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional information or have questions about the process, please contact us at: 518-283-2714 or [building@townofng.com](mailto:building@townofng.com) . **Please see the Planning Board page on the Town's website to view the application(s).**

BY ORDER OF THE PLANNING BOARD DATED: April 9, 2024, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.

**Pending Projects:**

- Application 24-01, for the Sketch Plan Application of Wynantskill Solar, LLC, represented by C.T. Male Associates, 50 Century Hill Drive, Latham, NY 12110, for the development and construction of a 3.3 MW ground-mounted solar farm at 163 West Sand Lake Road in an R2 district, having parcel ID#: 124.-5-9.11.
- 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.
- Application 23-03, for the site plan application of Thomas Dingley, 190 Pershing Ave, Wynantskill, NY 12198, for the purpose of constructing two mixed use buildings with commercial on the first floor and residential on the second floor, at the property located at 128-130 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#s: 124.5-6-15.1 & 124.5-6-15.2.