

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Agenda**  
**September 26, 2022 6:30 pm**

- Pledge of Allegiance
- Roll call

**Public Hearings:**

- The Application for a modification of the site plan of Woodland Hill Montessori School, 100 Montessori Place, Rensselaer, NY 12144, for the purpose of reconstructing the athletic field to accommodate baseball/softball, at the property located at 100 Montessori Place, Rensselaer, NY 12144, in a PBD district, having parcel ID#: 144.2-4-41.22.

**Presentations:**

- The Application for a minor subdivision of William Cytrynak, 381 Lee Road 536, Smith Station, Al, 36877, for the purpose of approving a two lot subdivision of the property known as 167 Peck Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-29.1.
- 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.
- The Referral from the Town Board of the Rezone Application of Rosetti Companies, 427 New Karner Road, Suite 2, Albany, NY 12205, of the two acre property located on Ludlow Lane, having parcel ID#: 133.-2-6, in a BG district, proposing to rezone to an R4 district.

**Old Business/Tabled Discussion:**

- The Application for a major subdivision of Capital Area Properties, LLC, 1 Coyote Lane, Troy, NY 12180, for the purpose of constructing 26 residences (single family homes & town homes), at the property located on Pheasant Lane, in an R1 & R2 district, having parcel ID#: 123.11-4-7.11
- Traffic study discussion for The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.

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- Business Meeting
  - Schedule public hearings
  - Approval of last month's meeting minutes
  - Motion to Adjourn
  - Next meeting date: October 24, 2022

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: September 14, 2022, Mark Lacivita, PLANNING BOARD OF NORTH GREENBUSH.