



TOWN OF NORTH GREENBUSH

PLANNING BOARD

MEMO

TO: Supervisor Joe Bott
CC: Eric Cioffi, Eric Westfall, B. Miller, P. Danaher, N. Cholakis
FROM: Mark Lacivita, Planning Board Chairman *ML*
DATE: December 16, 2025
SUBJECT: Amendment to Quackenderry Commons Local Law 1 of 2023

I am writing in response to the Town Board's request for the Planning Board to comment on a request pursuant to North Greenbush Town Code Article XIII Section 197-64 *Advisory Report by Planning Board* to amend the Quackenderry Commons PDD Local Law No. 1 of 2023.

The Planning Board reviewed and discussed the submitted revision to Project 23-10 Site Plan approved on 11/25/24. At the Planning Board meeting on 12/15/25, the application and sketch plan was accepted, the Planning Board declared itself SEQRA Lead Agency and set a Public Hearing for 1/26/26. The Planning Board further directed that the requested advisory report be submitted to the Town Board.

The Planning Board supports this change as it is in the overall best interest of the Town. The following site plan changes impact this recommendation:

1. The change from 2 large buildings to 7 smaller buildings will present a less intensive appearance and create an overall more manageable site.
2. Fewer apartments and less commercial space reduces community and municipal impacts.
3. The slight decrease in impervious surfaces and disturbed land also reduces the various engineering calculations with regard to the SWPPP and related land use issues.
4. The revised construction schedule will not effect the plans to build the new North Greenbush Ambulance Station that is outlined in the PDD Local Law.

In summary, with the various reduction outlined in the revised site plan and attached correspondence, the Planning Boards makes a positive recommendation to the Town Board to approve the proposed changes to the PDD Local Law.

December 1, 2025

Mr. Mark Lacivita
Planning Board Chairman
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198

RE: Quackenderry Commons Mixed-Use Site Plan Amendment

Dear Mr. Lacivita,

The Quackenderry Commons Mixed-Use Site Plan project received Site Plan Approval from the Town of North Greenbush at the November 25, 2024 Planning Board meeting. Since that time, the applicant and project sponsor, LiveWell Group (formerly The Spinney Group), has undertaken an extensive review of the financial data for the project as it relates to construction cost estimates that were prepared for the approved site design. In response to this financial analysis, the applicant is proposing the amend the site plan as follows:

- The significant amount of earthwork and the complex foundation construction needed to support the two large buildings that were depicted in the approved site plan, coupled with the inability to break the development into smaller phases, proved to be cost prohibitive. The amended site plan proposes seven (7) apartment buildings with reduced footprints in place of the two (2) larger buildings. Breaking the project up into several smaller buildings will allow the development to be more compatible with the natural topography of the land and will allow for the development to phased in a more economical manner.
- The commercial/retail component of the project has been reduced to meet existing demand for planned commercial/retail development along the Route 4 corridor.
- The approved site plan provided 105 apartment units in Building #1 and 155 units in Building #2, for a total of 260 units. The amended site plan proposes seven buildings with 36 apartments each, for a total of 252 apartments. The apartments will be provided on the second through fifth floors in each of the seven buildings.
- The amended site plan proposes both indoor and outdoor spaces to meet the parking demand for residential and commercial/retail uses. The indoor parking spaces will be provided at the first floor (i.e. grade level) of each of the seven buildings, with the remainder of the parking being provided around the perimeter of each building. Building #1 will provide 15 parking spaces on the first floor, with the remaining portion of the building footprint being reserved for the commercial/retail component of the project. Buildings #2 through #7 will provide 28 indoor parking spaces at the first floor of each building. This will greatly reduce the earthwork for the project and will simplify the design and construction of the building foundations.

Revisions to the site plan have been made in conformity with Local Law 1 of 2023 adopted on January 12, 2023, which provides the underlying zoning for the Quackenderry Commons Mixed Use Planned Development District. Several components of the approved site plan are unchanged or have had only minor changes made to accommodate the proposed site plan amendments. These items include:

- A lot will be subdivided from the overall project boundary and dedicated to the Town of North Greenbush for the purpose of constructing a new ambulance corps building. The lot lines for the ambulance corps lot have been modified slightly to accommodate the proposed amendments to the site.
- The amended site plan proposes an approximately 3,000 SF maintenance building, walking trail, a pedestrian bridge, and outdoor amenity areas. These features have been relocated on the site as a result of the proposed amendments.
- The access points to the development in the amended site plan, including those associated with the ambulance corps building, are in the same location as was depicted in the originally approved site plan.
- The amended site plan will generate less traffic and will produce a smaller demand on the Town's water and sanitary sewer infrastructure due to the reduction in the number of residential units and gross floor area of the commercial/retail uses.

A conceptual layout plan depicting the proposed amendments to the site plan has been included with this submission. Please contact me if you have any questions or require any additional information. Thank you.

Sincerely,

LANSING ENGINEERING, PC

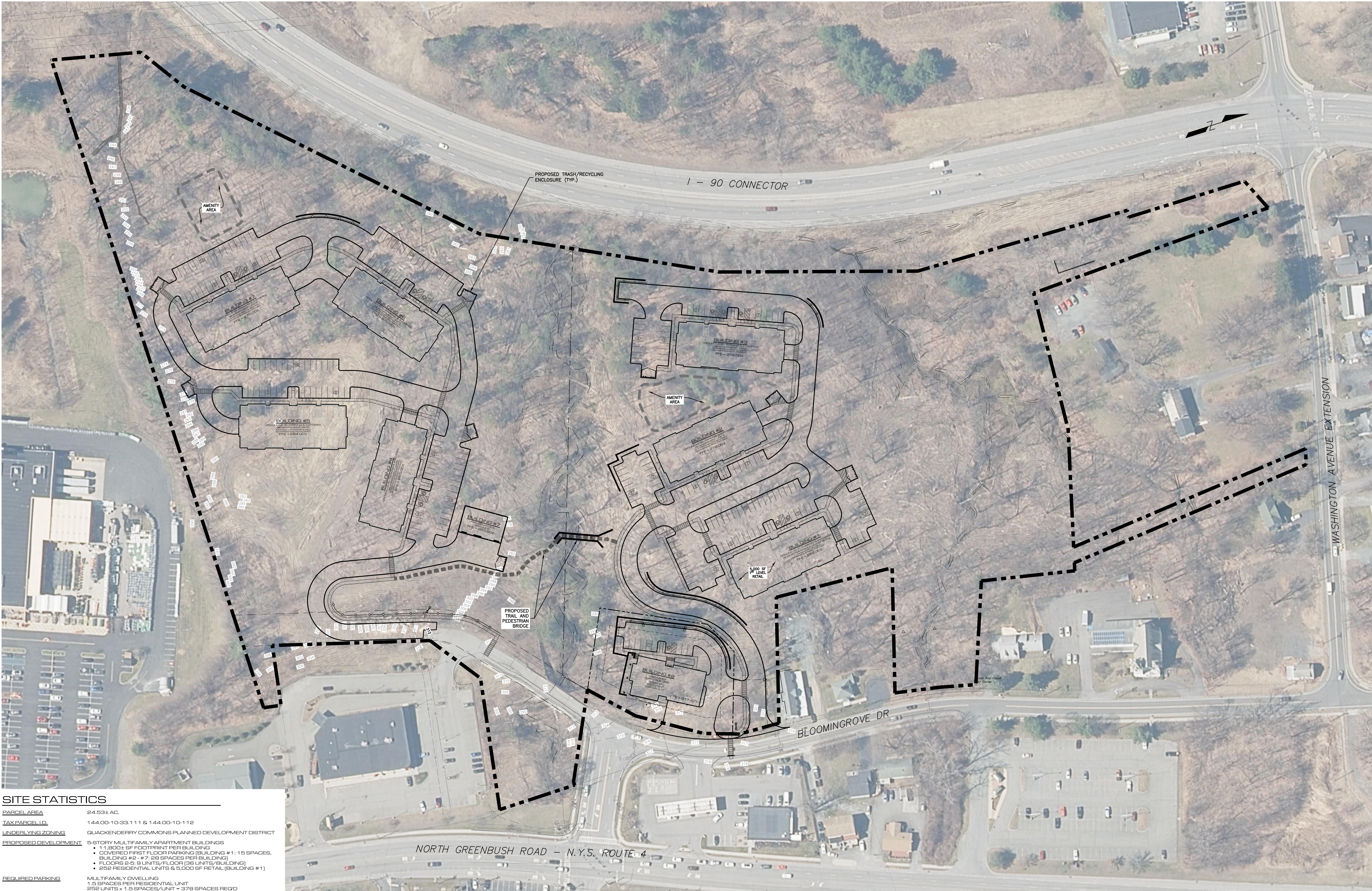


Michael Vaillant, PE



QUACKENDERRY COMMONS MIXED-USE SITE PLAN AMENDMENT

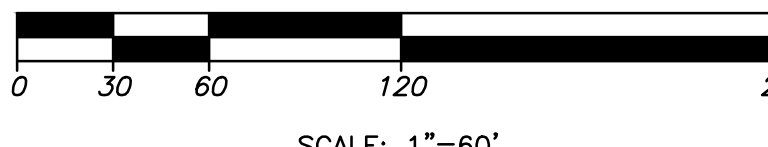
TOWN OF NORTH GREENBUSH * RENSSELAER COUNTY * NEW YORK



SITE STATISTICS

<u>PARCEL AREA</u>	24,531± AC.
<u>TAX PARCEL ID.</u>	144.00-10-33.111 & 144.00-10-112
<u>UNDERLYING ZONING</u>	QUACKENDERRY COMMONS PLANNED DEVELOPMENT DISTRICT
<u>PROPOSED DEVELOPMENT</u>	5-STORY MULTIFAMILY APARTMENT BUILDINGS 1 1,800 SF 50' FOOTING PER BUILDING • COVERED FIRST FLOOR PARKING (BUILDING #1): 15 SPACES, BUILDING #2: 38 SPACES PER BUILDING • FLOORS 2-5: 9 UNITS/FLOOR (36 UNITS/BUILDING) • 252 RESIDENTIAL UNITS & 5,000 SF RETAIL (BUILDING #1)
<u>REQUIRED PARKING</u>	MULTIFAMILY DWELLING 1.5 SPACES PER RESIDENTIAL UNIT 252 UNITS x 1.5 SPACES/UNIT = 378 SPACES REQ'D RETAIL 1 SPACE PER 300 SF 5,000 SF / 300 SF = 17 SPACES REQ'D TOTAL = 395 SPACES REQ'D
<u>PROVIDED PARKING</u>	429 SPACES PROVIDED
<u>UTILITIES</u>	WATER - PUBLIC (TOWN OF NORTH GREENBUSH) SEWER - PUBLIC (TOWN OF NORTH GREENBUSH) STORMWATER - ON-SITE MANAGEMENT

CONCEPTUAL LAYOUT PLAN



CONCEPTUAL LAYOUT PLAN

PROJ. NO: 764.07 SCALE: AS SHOWN DATE: 12/01/2025	CLP-1 SHEET 1 OF 1
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PRELIMINARY / NOT FOR CONSTRUCTION

QUACKENDERRY COMMONS MIXED-USE SITE PLAN AMENDMENT
BLOOMINGROVE DRIVE, TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK

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2452 STATE ROUTE 9 SUITE 301 - MALTA, NY 12020 - (518) 899-5243