

Town of North Greenbush Planning Board
2 Douglas Street, Wynantskill, NY 12198
Meeting Agenda
December 15, 2025 - 6:30 pm

PLEASE TAKE NOTICE that the Planning Board of the Town of North Greenbush will hold a public hearing on Monday, December 15, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

- Pledge of Allegiance
- Roll call

Public Hearing(s):

- **Application 25-12**, for the Site Plan Application of Brew Team, NY, LLC, 3108 Vestal Pkwy, Ste 1, Vestal, NY 13850, for the purpose of constructing a drive-thru only coffee stand at the property at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.
- **Application 25-13**, for the Site Plan Modifications of Genesis (Lawrence Myers, PE), One Sentry Parkway, Suite 100, Blue Bell, PA 19422, for the replacement of mechanical equipment and re-locating it to a new mechanical equipment yard (Phase 2) with screening at the property located at 225 Jordan Road, Troy, NY 12180, in a TP (Technology Park) district, having parcel ID#: 122.-1-4.93.

Presentation(s): None

Old Business/Discussion(s):

- **Application 23-10**, for the Revised Site Plan application of Bloominggrove Properties Assoc., LLC, 1 Juniper Drive, Delmar, NY, 12054, for the purpose of constructing seven (7) apartment buildings with 36 apartments each, for a total of 252 apartments with ground level parking, one (1) apartment building will consist of approximately 5,000 SF of retail/commercial on the first floor 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.

-
- Business Meeting
 - Schedule public hearings
 - Approval of last month's meeting minutes
 - Motion to Adjourn
 - Next meeting date: January 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 4:00 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.**

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 Vandenburg 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 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.