

**ZONING BOARD OF APPEALS  
Town of North Greenbush  
2 Douglas Street  
Wynantskill, NY 12198**

**Monthly Meeting Agenda  
November 18, 2020**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, November 18, 2020 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

**IN ACCORDANCE WITH EXECUTIVE ORDER 202.1**

**NOTICE IS HEREBY GIVEN** that public hearings will be held before the Zoning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

**Time & Place: November 18, 2020 beginning at 6:30 pm  
VIA LIVE STREAM**

**[www.townofng.com](http://www.townofng.com) (Click on the top banner that says: Watch Town Meetings, then click on the Zoning Board Meeting link)**

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: [building@townofng.com](mailto:building@townofng.com) or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Zoning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Wednesday, November 18, 2020 beginning at 6:30 pm. The following applications will be heard:

**Old Business:**

**No Hearing/Postponed Until January, 2021 Meeting, Per Mr. Bergmann on 11/17/2020**

**Application 20-23**, for the area variance request of Patrick Bergmann, Capital Region Hearing, 9 West Sand Lake Road, Wynantskill, NY 12198, for relief from setback requirements of 15 ft. for a freestanding business sign, for the purpose of allowing a sign at the property line, at the property located at 9 West Sand Lake Road, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 124.10-12-3.

**New Business:**

**Application 20-27**, for the area variance request of Jessica & Robert DiFiore, 4010 NY Route 43, Wynantskill, NY 12198, for relief from rear setback requirements of 20 ft., for the purpose of allowing a swimming pool 10 ft. from the rear property line, at the property located at 4010 NY Route 43, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-30.152.

**Application 20-28**, for the area variance request of Brian Keenan, 23 Ashcroft Street, Wynantskill, NY 12198, for relief from rear and side setback requirements of 20 ft., for the purpose of allowing a swimming pool 9 ft. from the rear property line and 7 ft. from the right side property line, at the property located at 23 Ashcroft Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.6-11-1.

**Application 20-29**, for the area variance request of James Manzer, 10 Baker Avenue, Wynantskill, NY 12198, for relief from height restrictions of 4 ft. for a fence in a front yard, for the purpose of allowing a 6 ft. fence in a front yard, at the property located at 10 Baker Avenue, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 124.10-6-3.

**Application 20-30**, for the area variance request of Daniel O'Neill, 40 Geneva Blvd., Wynantskill, NY 12198, for relief from maximum footprint allowances for an accessory building of 1200 sf. for the purpose of allowing an 1800 sf. accessory building, at the property located at 40 Geneva Blvd., Wynantskill, NY 12198, in a R1 district, having parcel ID#: 134.6-9-14.

**Application 20-31**, for the area variance of Tom Wheeler c/o AJ Signs, 842 Saratoga Road, Burnt Hills, NY 12027, for relief from restrictions limiting the allowable number of signs, for the purpose of allowing additional signage at the proposed WellNow Urgent Care, at the property located at 573 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 144.-2-4-23.

**Application 20-32**, for the area variance request of Tom Rento c/o Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for relief from restrictions limiting the maximum building footprint to 10,000 sf., for the purpose of allowing a 24,000 sf. building footprint, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID# 133.-2-15.12, 133.-2-16.1, 133.-2-16.2 & 133.-2-17.

**Application 20-33**, for the area variance request of Tom Rento c/o Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for relief from buffer setback requirements of 50 ft., for the purpose of a 26 ft. buffer from the North Westerly boundary abutting a residential R4 district, at the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID# 133.-2-15.12, 133.-2-16.1, 133.-2-16.2 & 133.-2-17.

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).

BY ORDER OF THE PLANNING BOARD DATED: November 6, 2020, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.