

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 8, 2023

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Tony Crucetti, Louise Germinerio, Michael Masone-absent, Greg DeJulio, Bill Miller-Building Department, Eric Cioffi-Building Department, Al Kolakowski (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French also explained the special permit rules.

New Business:

Application 23-01, for the special permit request of Christopher Mascolo, 38 North Road, Troy, NY 12180, for the purpose of having chickens at the property located at 38 North Road, Troy, NY 12180, in a R1 district, having parcel ID#: 123.-6-2.

Mr. Mascolo spoke about his application. He would like to raise chickens. He provided a rendering of the coop. As well as an aerial view of his property. Mr. DeJulio asked where he plans to put the coop and he stated in the back of his property.

Public Hearing opened:

No one wishing to speak.

Motion made to close public hearing by Mr. DeJulio and seconded by Mr. Crucetti. All in favor.

County: Local consideration shall prevail per Mr. Miller.

Conditions: No Roosters, covered all four sides for coop and dug into the ground, no more than 6 chicks, feed in a rodent proof container with appropriate lid, waste to be disposed via composted, no free ranging, rear yard placement and no less than 15 feet from adjacent property line.

All questions were asked and answered by the board. Type 2 SEQRA

Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. DeJulio
Roll call vote: Crucetti, French, DeJulio, Germinerio. All in favor

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Application 23-02, for the area variance request of David Phillips, 145 South Waldron Lane, Wynantskill, NY 12198, for relief from setback requirements of 30 ft. from the right-side property line, for allowing a newly constructed single-family home 28.8 ft. from the right-side property line, at the property located at 145 South Waldron Lane, Wynantskill, NY, in a R1 (Residential – Single Family) district, having parcel ID#: 134.6-2-11.12.

Mr. Phillips spoke about his application. The home is already constructed and was originally designed to meet the 30 feet variance. When completed it was discovered he was within 28.8 feet and not 30. Mr. Phillips would like to make sure he has approval for this so there will be no problems in the future. Chairman French stated looking at the home you cannot tell it is any closer than any other home in the neighborhood.

Public Hearing opened:

No one wishing to speak.

Motion made to close public hearing by Mr. DeJulio and seconded by Ms. Germinerio. All in favor.

County: Local consideration shall prevail per Mr. Miller.

Single family home, type 2 SEQRA.

Motion made to approve as presented by Mr. Crucetti and seconded by Mr. DeJulio.

Roll call vote: Crucetti, French, DeJulio, Germinerio. All in favor.

Application 23-03, for the special permit request of David Mulino, 1 Coyote Lane, Troy, NY 12180, for allowing approximately 1500 cubic yards of clean fill to be placed at the property located at 54 Glenmore Road, Troy, NY 12180, in a PDD district, having parcel ID#: 123.-1-3.124.

Mr. Mulino spoke about the application for fill. He owns 54 Glenmore Road and would like to improve the property be 12 feet. 200 feet of silk fence and a construction entrance for trucks. The fill will be compacted and the footprint of the home will stay the same.

Chairman French stated he does not see the home next to this impacted by the lot to the left he asked about. Mr. Mulino stated there is no lot on the left. The property (60 Glenmore) is owned by Nathan Johnson. He will use the fill from Regeneron that he acquired several years ago. Chairman French wanted to ensure there was no impact to 60 Glenmore and no problem with the creek next to that.

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Public Hearing Opened:
No one wishing to speak.

Motion made to close Public Hearing by Ms. Germinerio and seconded by Mr. Crucetti. All in favor

County: Local consideration shall prevail per Mr. Miller.

Condition: hours of operation will be 8am-4pm Monday thru Friday.

Motion made to approve with above condition by Mr. Crucetti and seconded by Ms. Germinerio.

Roll Call Vote: Crucetti, French, DeJulio, Germinerio. All in favor.

Motion made to approve January 2023 meeting minutes by Mr. DeJulio and seconded by Ms. Germinerio. All in favor.

Motion made to adjourn at 7:00pm by Mr. Crucetti and seconded by Mr. DeJulio. All in favor.

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 . **Please see the Zoning Board page on the Town's website to view applications.**