

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

Monthly Meeting Agenda
August 13, 2019

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on **TUESDAY, August 13, 2019** for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

Approval of Minutes

Old Business: None

New Business:

Application 19-20, for the special permit request of Sarah White, 10 Elizabeth Street, Rensselaer, NY 12144, for the purpose of raising chickens, at the property located at 10 Elizabeth Street, Rensselaer, NY 12144, in an R1 district, having parcel ID#:133.81-10-2.

Application 19-21, for the special permit request of Donald Seebald, 184 Whiteview Road, Wynantskill, NY 12198, for the purpose of raising chickens and ducks, at the property located at 184 Whiteview Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 123.12-1-9.1.

Application 19-22, for the special permit request of Michael Lambert, 109 Teliska Avenue, Rensselaer, NY 12144, for the purpose of obtaining fill in excess of 150 cubic yards, at the property located at 109 Teliska Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.18-1-5.

Application 19-23, for the special permit request of Laura Bloomfield, 23 Lilac Lane, Troy, NY 12180, for the purpose of a home occupation (Doggie Day Care), at the property located at 180 Hidley Road, Wynantskill, NY 12180, in an AR district, having parcel ID#: 123.-4-20.1.

Application 19-24, for the area variance request of Andrea & Josh White, 189 Reichards Lake Road, Averill Park, NY 12018, for relief from side setback requirements of 30 ft., for the purpose of allowing a left side setback of 29.5 ft. for proposed lot #1 (having existing single family home) and for the purpose of allowing side setbacks of 20 ft. in order to construct a new home on proposed lot #2, and for relief from width at setback requirements of 150 ft., for the purpose of allowing a width at setback of 100 ft. on proposed lot #2, at the property located at 87 Teliska Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.18-1-1.

Application 19-25, for the area variance request of Eugene Scattareggia, Jr. (EPS Improvements) 1096 Spring Ave, Troy, NY 12180, for relief from restrictions requiring a minimum separation of 12 ft., for the purpose of allowing the construction of an addition to a single family home, creating a 7 ft. separation from the existing detached garage, at the property located at 36 Powell Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-13-3.

Application 19-26, for the area variance request of Chris Thuman, 44 Haywood Lane, Rensselaer, NY 12144, for relief from fence height restrictions of 4 ft. in a front yard, for the purpose of constructing a 6ft. or taller fence in the front yard, at the property located at 44 Haywood Lane, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.3-1-28.

Application 19-27, for the area variance request of Ted & Luciana Owens, 191 Sharpe Road, Wynantskill, NY 12198, for relief from width at setback requirements of 200 ft. and for relief from side setback requirements of 50 ft., for the purpose of allowing a width at setback of 186 sf. And a left side setback of 43 ft., at the property located at 188/191 Sharpe Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 113.-3-7.1.

Application 19-28, for the special permit request of Woodland Hill Montessori, 100 Montessori Place, Rensselaer, NY 12144, for the purpose of raising chickens, at the property located at 100 Montessori Place, Rensselaer, NY 12144, in a PBD district, having parcel ID#: 144.2-4-41.22.

Applications 19-29, 30 & 31, for the area variance request of Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for the following:

1. For relief from the maximum footprint of a building in a BG district of 10,000 for the purpose of constructing a two story building with a footprint of 20,000 sf.
2. For relief from a required number of parking spaces of 267, for the purpose of allowing the proposed 171 parking spaces for a 40,000 sf. Medical office building in a BG district.
3. For relief from the requirement of a minimum interior greenspace within a parking area of 10%, in a BG district, for the purpose of allowing the proposed 5.5% interior parking lot greenspace.

At the property located at 604 Bloomingrove Drive, Rensselaer, NY 12144, in a BG district, having parcel ID#'s: 133.-2-15.12 & 133.-2-16.2.

BY ORDER OF THE ZONING BOARD OF APPEALS DATED: August 1, 2019, RICHARD FRENCH,
CHAIRMAN, ZONING BOARD OF NORTH GREENBUSH.