

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
September 8, 2021

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, September 8, 2021, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

Old Business: None

New Business:

Application 21-34, for the area variance request of Dave Evans, 430 Dick Road, Depew, NY 14043, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 0 ft from the property line, at the property located at 263 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-4-39.

Application 21-35, for the area variance request of SY Kim Land Surveyor, 424 North Greenbush Road, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 5ft. from the front property line and the allowance of an LED sign message sign 5 ft. from the front property line, at the property located at 424 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-7.

Application 21-36, for the use & area variance requests of Edward M. Sossner, 399 Albany Shaker Road, Albany, NY 12211, for the purpose of allowing a single family residence to be constructed in a C (commercial) district and for relief from minimum lot size requirements of 5 acres and setback requirements of 50 ft., for the purpose of constructing a single family home on 1.02 acres with a front setback of 35 ft., side setbacks of 30 ft. and a rear setback of 40 ft., at the property located at 504 Bloomingrove Drive, Rensselaer, NY 12144, having parcel ID#: 134.-1-8.2.

Application 21-37, for the special permit request of Nicholas Martone and Valerie Mitchell, 4045 NY Rt. 43, Wynantskill, NY 12198, for the purpose of having a home occupation/dog grooming business, at the property located at 4045 NY Rt. 43, Wynantskill, NY, 12198, in an AR district, having parcel ID#: 146.-2-71.

Application 21-38, for the area variance of Scott Noel, 43 Haywood Lane, Rensselaer, NY 12144, for relief from front parking setbacks of 10 ft., for the purpose of allowing a front setback for parking of 6.7 ft., for relief from rear setback requirement sf. 25 ft., for the purpose of allowing a rear deck to be located 3 ft. from the rear property line, and for relief from minimum greenspace requirements of 25%, for the purpose of allowing development of the site with 23.5% greenspace, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 134.17-16.2.

BY ORDER OF THE PLANNING BOARD DATED: August 27, 2021, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.