

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**October 11, 2023**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, October 11, 2023, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

**Application 23-22**, for the special permit request of Timothy & Amy Connors, 11 Hannah Court, Wynantskill, NY 12198, for the purpose of raising chickens, for the property located at 11 Hannah Court, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.9-2-2.40.

**Application 23-23**, for the area variance request of Brandon Smith, 20 Thompson Court, Rensselaer, NY 12144, for relief from setback requirements of 20 ft. from property lines, for the purpose of placing an in-ground swimming pool 10 ft. from the rear property line, for the property located at 20 Thompson Court, Rensselaer, NY 12144, in a R1 district, having parcel ID#: 145.-6-1.1.

**Application 23-24**, for the area variances of Ted Delucia (Vision Planning Consultants, LLC), P.O. Box 442, Newtonville, NY 12128, for relief from minimum lot size requirement of 20,000 Sq. ft. and a minimum width at setback requirement of 110 ft., for the purpose of constructing a single family dwelling with a proposed lot size of 17,500 Sq. ft. and a proposed width at setback of 100 ft., for the property located at 7 Gardner Road, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 124.9-17-10.

**Application 23-25**, for the area variance of North Greenbush Fire District #1, 350 North Greenbush Road, Troy, NY 12180, for relief from front setback requirement of 25 ft., for the purpose of constructing an addition 8 ft. from the front property line, for the property located at 511 Church Street, in a H district, having parcel ID#: 124.6-8-3.

**Application 23-26**, for the area variance of John Finelli (Finelli Development Group), 359 Broadway, Troy, NY 12180, for relief from a parking requirement of 149 spaces, for the purpose of proposing 64 parking spaces, for the properties located at 11 Glenmore Road & 76 North Greenbush Road, in a BG district, having parcel ID#'s: 123.09-2-4 & 123.09-2-6.

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](mailto:building@townofng.com).

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

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