

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street**  
**Wynantskill, NY 12198**  
**Meeting Minutes**  
**June 24, 2020**  
**SPECIAL MEETING**

**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: June 24, 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, June 24, 2020 beginning at 6:30 pm. The following applications will be heard:

**Attendance: John Dalmata, Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner (Building Department), Robert Ewing, Tony Crucetti, Louise Germinerio, 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 and what this board does.

**New Business:**

**Application 20-12, for the area variance of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for relief from front parking lot setback requirements of 15 ft., side setback parking requirements of 10 ft. and number of parking spaces required (30 spaces), for the purpose of allowing a parking lot 10 ft. from the front property line, 8 ft. from the right side property line and consisting of 25 parking spaces, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.-2-10.**

Scott Noel explained his application for variances for the board. See above. 10-18 outside, 15in front and from 30 to 25 parking spots (see above for correct specifics. Chairman French stated that when we look to reduce parking spaces it is helpful to know what business is going in there. Mr. Noel stated it is a bakery but not similar to Bella Napoli. Chairman French stated there was some property to be

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sold. There will be a retention pond built there. Chairman French spoke to the PB Chairman to get a understanding of what happened when he went before PB. There will be some DOT work done in that area as well. Per Mr. Miner no public comments have been received. He also has not received anything back from the county yet.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Mr. Dalmata and seconded by Mr. Crucetti.

Chairman French listed the email address and the BD number for people to leave comments.

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude.

Type II SEQRA

All other SEQRA questions were asked and answered by all board members.

Motion made for a neg dec by Mr. Crucetti and seconded by Mr. Ewing

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

Conditions: None

Motion made to approve by Mr. Ewing and seconded by Mr. Crucetti.

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

Motion made to adjourn by Mr. Dalmata and seconded by Ms. Germinerio at 6:42pm.