

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
January 12, 2022

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner - Absent (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Al Kolakowski (Legal Counsel).

Old Business: None

New Business:

Application 22-01, for the area variances request of Tom Rento/Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for relief from rear setback requirement of 30ft for the purpose of allowing a 9.3 ft. setback, for relief from maximum building footprint allowance of 10,000 sf. for the purpose of allowing a 30,000 sf. building and for relief of parking requirements of 200 spaces in order to allow a total of 176 parking spaces, at the properties located at 614 & 616 Bloomingrove Drive, in a BG district, having parcel ID#:133.-2-17, 145.-7-5 & 145.-7-1.132.

Mr. Tim Freitag, Bohler Eng., spoke about his application. They were in front of this board in 2019 and 2020 for a different project. Other projects on the site were previously approved. This is a new application for another part of the site to build a gym facility (Vent Fitness). Vent Fitness has large fitness centers that is why they are requesting a larger building. Their facilities usually include fitness machines, classrooms, locker rooms, and possibly a basketball Court. They would like 30,000 square foot building. There will be shared access from this new site to the previously approved project. The rear setback variance is necessary because there is a sliver of land behind the proposed building that belongs to the town and will not be used. They are requesting a parking variance because they need 200 by code but are requesting the variance for 176 spaces. This is in addition to the already approved parking for the other site that will be installed.

Chairman French asked what the process is to take over the cul-di-sac at the end of Bloomingrove. Mr. Freitag spoke with the County and they have no use for it and do not see the need to maintain it anymore because there is only one home left there. Chairman French noted that a parking variance was already granted for the other site because they could not put in the necessary spots. Chairman French stated that in the future they may have the opportunity to acquire the parcel the was not sold to the Management company and something could also be out there.

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Chairman French stated that this request is triple the size required and we have already granted other variances for that site. He asked Mr. Freitag why he doesn't go before the town board and ask for rezoning? They have the largest vacant BG parcel in the town per Chairman French. Mr. Mazone stated he could remember that there was a request to make that area commercially zoned. He feels he has backing to make this a different zone. Chairman French feels they are asking this board to zone and we cannot do that. Tom Rento, the owner, spoke. None of us could have predicted how that area could have been built up. He is not opposed to talk with the town and talk with other people. It should be a commercial site and it is the major intersection in the Town. He is suggesting we slow down and talk with some people. He will try to get it rezoned by the town board as opposed to getting a variance.

Public Hearing opened:

No one wishing to speak. There were two written comments that were read into the record. (Rich Fennelly and Andrew Mair).

Mr. Rento said that little parcel was for a paper road by the setback and he will formally request it to be turned over to the site.

Motion made to adjourn public hearing and to table until the applicant can go before the town board to talk about rezoning by Mr. Crucetti and seconded by Mr. Mazone. All in favor.

Business Meeting: Motion made to approve December 2021 meeting minutes by Mr. Mazone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 7:15pm by Mr. Mazone and seconded by Mr. Crucetti. All I 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.**