

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
March 20, 2024

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, 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.

Old Business: None

New Business:

- **Application 24-04, for the area variance request of Don Romano, 78 Peck Road, Wynantskill, NY 12198, for relief from exceeding the allowable square footage (1,200 SF) of an accessory structure and for relief from exceeding the allowable cumulative total square footage (1,600 SF) of all accessory buildings, for the purpose of constructing a 30' x 50' accessory structure at the property located at 356 West Sand Lake Road, in a BG district, having parcel ID#: 135.11-1-1.**

Mr. Romano spoke about the application. He would like to construct a metal bldg. 30 x 50 on a metal slab. 30 feet in from Pershing. He purchased a half acre next to him for space. 60 feet from apt. bldg. This is intended to hold trucks, materials, excavators. He has a business but this is to just store his equipment for the business. Metal siding on the building and a fence around the perimeter.

Chairman asked what will happen to the other garage and Mr. Romano said that will stay.

Public Hearing Opened:

Nick Valente, 5 Pershing Avenue: Across the street from the site. They did a good job cleaning up the site. He did ask to see a site plan. He asked if the intent to use the existing lot in and out. Rt. 150 facing and the driveway is 250 feet wide per Mr. Romano. He also stated trucks from the business would not be coming in and out. Mr. Valente asked if an additional driveway be installed and right now there is none planned.

County: Local Consideration per Mr. Cioffi.

Motion made to close the public hearing by Mr. Crucetti and seconded by Ms. Germinerio.

Chairman French stated he spoke to a local resident who did not want to come to the meeting and remain anonymous. This person feels there should be no development on those 4 corners until the state does something with that roadway. Chairman said we do not want to stop any

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development. There could be a time if he wants his business there he would go before town board and they may move on the road with the county.

Mr. Romano intends to use that property as a “shop” but not run his business from that location. He also cleaned all the brush so line of site would not be so dangerous.

Undesirable change: No, improvement
Benefits sought by applicant: No
Substantial: No – well under 50%
Adverse affect: No
Self created: Yes but does not preclude

Type II SEQRA

Conditions: Stone incorporated on south and east exposure. 1 year separation.

Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Masone. Roll call Vote: Masone, Crucetti, French, Germinerio. All in favor.

- **Application 24-05, for the area variance of Kimberly & Justin Belleville, 418 North Greenbush Road, Rensselaer, NY 12144, for relief from front (30’) and side (20’) minimum setback requirements for the purpose of constructing an addition to a single-family dwelling at the property located at 418 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-4.**

Mr. Belleville spoke about his application. They want to construct an addition so his mother-in-law can move in so they have extra space. This is not an in law apartment just an addition per Mr. Cioffi. The Board looked at the plot plan. The board asked questions regarding the drawings provided. Chairman asked where their septic is. Mr. Belleville stated it is on the other side of the home next to their neighbors.

Chairman asked what is precluding them from going back with the addition. He said it is the stairs going up because she cannot. They wanted no stairs. Why can’t they come off the rear of the home per Chairman French? Mr. Belleville sated their bedroom would interfere with the new living area and there is a slop in the ground. Chairman French asked about siding and roofing to match. Mr. Belleville stated the entire home will have all new siding. And the roof will match what is currently still there.

Public Hearing Opened:

No one wishing to speak.

Motion made to close the Public Hearing by Masone and Germinerio.

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No written comments per Mr. Cioffi
County: Local Consideration per Mr. Cioffi.

Undesirable change: No, improvement
Benefits sought by applicant: No, slope in the rear and they need one level access
Substantial: No
Adverse affect: No
Self created: Yes but does not preclude

Type II SEQRA

Condition: Siding and roof to match as best possible to existing, 1 year separation.

Motion made to approve with above conditions by Mr. Masone and seconded by Mr. Crucetti.
Roll call Vote: Masone, Crucetti, French, Germinerio. All in favor.

- **Application 24-06, for the area variance request of Lori Cicciari, 17 Bellemead Street, Wynantskill, NY 12198, for relief from side (20') and rear (20') minimum setback requirements for the purpose of constructing a 15' diameter above ground swimming pool at the property located at 17 Bellemead Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.6-7-2.**

Ms. Cicciari spoke about the application. The setback is actually 18 feet and not 15 feet as stated. The plan is to install above ground pool in the corner of the lot.

Chairman stated if they decide to put a deck, that will cause another set of issues with the BD. Flush water will be directed to whatever area the pool installers suggest but the Board will require the water go away from the neighbors' homes per Chairman French.

Public Hearing Opened:

No one wishing to speak.

Motion made to close Public Hearing by Mr. Masone and seconded by Mr. Crucetti. All in favor.

No written comets and local consideration shall prevail per Mr. Cioffi.

Undesirable change: No, improvement
Benefits sought by applicant: No
Substantial: No
Adverse affect: No
Self created: Yes but does not preclude

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Type II SEQRA

Conditions: Flush water to go away from neighbors property,

Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Masone.
Roll Call Vote: Masone, Crucetti, French, Germinerio. All in favor.

Motion made to approve February Minutes by Mr. Masone and seconded by Ms. Germinerio.
Mr. Crucetti abstained because he was not present at that meeting. All in favor.

Motion made to adjourn at 7:17pm by Mr. Masone and seconded by Ms. Germinerio.

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.**