

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
July 10, 2024

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, July 10, 2024, 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 24-16**, for the area variance request of Patrick M. O'Rourke, 2 Woodland Hill Road, Wynantskill, NY 12198, for relief from fence height restrictions on a corner lot, for the purpose of installing a 6 ft. high fence in the side yard, at the property located at 2 Woodland Hill Road, Wynantskill, NY 12198, in an R2 district, having parcel ID#: 123.12-8-1.1.
- **Application 24-17**, for the area variance request of Natasha Raizada, 7 Van Leuvan Drive South, Rensselaer, NY 12144, for relief from fence height restrictions on a corner lot, for the purpose of installing a 6 ft. high fence in the front yard and an 8 ft. high fence in the side yard, at the property located at 7 Van Leuvan Drive South, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 145.5-9-1.
- **Application 24-18**, for the area variance request of Philip G. Hembdt, 156 Bloomingrove Drive, Troy, NY 12180, for relief from right-side setback requirement of 20 ft., for the purpose of constructing an addition to a single-family dwelling 12 ft. from the right-side property line, at the property located at 156 Bloomingrove Drive, Troy, NY 12180, in an R1 district, having parcel ID#: 123.14-8-3.
- **Application 24-19**, for the area variance request of Anna Wallace, 40 Zelenke Drive, Wynantskill, NY 12198, for relief from right-side setback requirement of 20 ft., for the purpose of installing an in-ground swimming pool 12 ft. from the right-side property line, at the property located at 40 Zelenke Drive, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 134.6-5-2.
- **Application 24-20**, for the use variance request of Chris Constantine (CMC-CEO Development Group, LLC), P.O. Box 35, Wynantskill, NY 12198, for the purpose of constructing a new 50' x 68' storage building, at the property located at 425 Main Avenue, Wynantskill, NY 12198, in an H district, having parcel ID#: 124.10-3-14.
- **Application 24-21**, for the area variance request of Jamie Webb (Schenectady Sign Company), 2165 Technology Drive, Schenectady, NY 12308, for relief from having more than two signs per business unit for the purpose of installing additional freestanding and building mounted signage at the property located at 31 Jordan Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-4.1.
- **Application 24-22**, for the area variance request of Sean Knowles (SK Contracting), 743 Columbia Turnpike, East Greenbush, NY 12061, for relief from rear setback requirement of 40 ft., for the purpose of constructing an addition to a single-family dwelling 30 ft. from the rear property line, at the property located at 8 Mountainview Terrace, Rensselaer, NY 12144, in a R1 district, having parcel ID#: 145.5-2-5.

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.**

BY ORDER OF THE ZONING BOARD DATED: June 27, 2024, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.