

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
September 11, 2024

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio-absent, Michael Masone, Raymond Hoffman-absent, Al Kolakowski (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French explained specifically areas variances and explained the special permit rules and what this board is charged with. He also explained zoning and that the town board sets zoning.

Old Business:

- **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 signage at the property located at 31 Jordan Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-4.1.**

Mr. Webb spoke about his application. The board also reviewed the revised site plan. The signage will be on the backside near the tree and will be more than 15 feet from the property line.
County: Local consideration shall prevail.

Public Hearing Opened:

No one wishing to speak.

Motion made to close the Public Hearing by Mr. Crucetti and Mr. Masone.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Add to existing neg. dec.

Motion made to approve as requested by Mr. Masone and seconded by Mr. Crucetti.

Roll call vote: Masone, Crucetti, French. All in favor.

New Business:

- **Application 24-26, for the area variance request of Nathan Johnson, 60 Glenmore Road, Troy, NY 12180, for relief from left side property line setback requirement of 20 ft. for the purpose of constructing a 26' x 46' detached accessory building 5 ft. from the left side property line at the property located at 60 Glenmore Road, Troy, NY 12180, in an R3 district, having parcel ID#: 123.-1-4.**

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Mr. Johnson spoke about his application. There is a back slope in the rear of his property. He has a Christmas tree farm and all equipment is outside now and needs to have a building to store them in. Setback for an accessory building is 20 for this application. He is not running the Christmas Tree Farm from this residence, he just has the equipment to store.

Public Hearing Opened:

No one wishing to speak.

One written correspondence which was read to the record from Tim O'Connor (117 Glenmore Road) who is in favor.

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

County: Local consideration

Chairman French asked what he will be using for material and Mr. Johnson stated it will match the existing home. He also showed the board photos of this. No water and sewer will be in this building will also a condition as well as color matching to the home.

Type II SEQRA

Motion made to approve as presented with conditions above by Mr. Masone and seconded by Mr. Crucetti.

Roll call vote: Masone, Crucetti, French.

- **Application 24-27, for the area variance request of Wynantskill Solar, LLC (High Peaks Solar), 180 Main Avenue, Wynantskill, NY 12198, for relief from 6' high fence requirement for the purpose of installing an 8' tall agricultural style fence at the property located at 163 West Sand Lake Road, Wynantskill, NY 12198, in a BG district, having parcel ID#: 124.-5-9.11.**

Mr. Schmidt (CML Assoc) spoke about the application. He is proposing an 8 foot tall agricultural fence. He presented the board with photos of the proposed fence.

Chairman French stated he noticed the application showed he is in the hundred foot flood plane. He is concerned that these type fences could collect debris. Mr. Schmidt stated there is a 6 inch space at the bottom of the fencing as a rule. He said the fence will be maintained as well as the property. Mr. Schmidt will be going before planning board as well.

Construction will be begin in 2025 and will last about 6 months. Mr. Schmidt stated there are many factors in a solar field project but it is hoped to be completed in 2026.

There will be a willow hedge on the front and side of the fence so there is no visual to anyone passing by.

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Public Hearing Opened:

No one wishing to speak.

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

County: Local consideration.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

All SEQRA questions were asked and answered by Board Members. Type I action per Chairman French.

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

Roll call vote: Masone, Crucetti, French. All in favor.

Motion made to approve the fence by Mr. Crucetti and seconded by Mr. Masone.

Roll call vote: Masone, Crucetti, French. All in favor.

Motion made to approve the August Zoning Board minutes by Mr. Crucetti and seconded Mr. Masone.

Motion made to adjourn at 7:12pm by Mr. Crucetti and seconded by Mr. Masone. All in 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.**