

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**October 9, 2024**

**Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio-absent, Michael Masone, Raymond Hoffman, 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: None**

**New Business:**

- **Application 24-28, for the area variance request of Joseph Prach, 334 Hidley Road, Wynantskill, NY 12198, for the purpose of constructing a 12' x 25' metal shed on the vacant lot adjacent to the property located at 334 Hidley Road, Wynantskill, NY 12198, in an AR district, having (vacant lot) parcel ID#: 135.-1-2.3.**

Mr. Prach spoke about his application. There is currently a concrete pad that his grandmother parked her vehicle on. Now the slab is vacant and Mr. Prach would like to put a metal shed on it. His parents own both parcels. Chairman French asked why the parcels cannot be joined together. Mr. Prach stated there is already a small shed on that parcel. If joined together there would then be two accessory buildings on one parcel per Mr. Prach. He needs the new shed to store his boat. No electric or water and sewer is planned per Mr. Prach.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Crucetti and Hoffman.

One written comment was received by Andrew Mair which was read into the record.

Chairman explained the difference between an area variance and a use variance.

Mr. Prach explained why he chose this type of shed and that it was pre-made and easier to install.

Type II SEQRA

County per Mr. Cioffi: Local consideration

Undesirable change: No

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Benefits sought by applicant: Yes, he would still need an area variance if even if the property was joined.

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Condition: No electric, water or sewer to this new structure. One year separation.

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

Motion made to approve September 2024 ZB minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 6:50pm by Mr. Masone and seconded by Mr. Crucetti.

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](mailto:building@townofng.com) . **Please see the Zoning Board Page on the Town's website to view applications.**