

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
November 13, 2024

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, 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 24-29, for the area variance request of Bernd Baumann, 303 Mammoth Spring Road, Rensselaer, NY 12144, for relief from constructing a 14' x 32' detached accessory structure in the front yard that will extend past the front line of the principal structure at the property located at 303 Mammoth Spring Road, Rensselaer, NY 12144, in an AR district, having parcel ID#: 145.-10-22.**

Mr. Baumann spoke about his application. He would like to construct a 14x32 shed. His garage is not large enough to store mower, rakes, shovels, etc. He explained why he has to put the building where he suggested (one side slopes and the other side has leach field etc). He intends to put it in the front of his home and make it look nice and blended in.

Conditions-siding and roofing to match current home, no utilities other than electric, one year to take action.

County per Mr. Cioffi-local consideration shall prevail.

Public hearing opened-

No one wishing to speak and no written correspondence.

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

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

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Self created: Yes but does not preclude

Type 2 SEQRA

Motion made to approve with above conditions by TC and MM.

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

Motion made to approve October meeting minutes by Mr. Hoffman and seconded by Mr. Crucetti. All in favor. Ms. Germinerio abstained.

Motion made to adjourn at 6:55pm by Mr. Masone and Seconded by Mr. Hoffman.

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.**