

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

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti-absent, 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 24-30, for the use & area variance request of Tim O'Brien, 214 Whiteview Road, Wynantskill, NY 12198, for the purpose of demolishing the existing detached garage and constructing a new 30' x 52' (1,560 SF) detached garage with an in-law apartment above at the property located at 214 Whiteview Road, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 123.12-2-1.2.**

Mr. & Mrs. O'Brien explained his application to the board. They want to make an in-law apartment for Tim's birth mother. She is injured and Mr. O'Brien would like to have a place for her to live because her former home is not livable or safe. They would like to take on her care and manage her finances. Chairman French stated they are asking the town to do something that is contrary to what they normally do. Chairman asked why can't they tear down the existing garage and make an addition instead. There is a deck in the way for this to do. Chairman French stated moving or taking down the deck is easier than risking a denial. By making this an addition and having a breezeway, it meets the letter of the code per Chairman French.

For the board to grant an area variance the applicant has to show hardship some way. A use variance has to show documentation that they were unable to receive equitable financial return for all allowed uses on that property per Chairman.

The applicant is considering this.

Mr. Kolakowski agreed with the board.

They will come back before the board with new plans and setbacks for an addition instead.

Chairman French read the comment that was received into the record by Andrew Mair.

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Motion made to table until applicant is ready to come back with new plans by Mr. Masone and seconded by Mr. Hoffman. All in favor.

Motion made to approve November meeting minutes by Mr. Masone and seconded by Mr. Hoffman. All in favor.

Motion made to adjourn at 7:05pm by Mr. Hoffman and seconded by Mr. Masone.

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.**