

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
January 8, 2025

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

New Business:

- **Application 25-01, for the area variance request of Greg Whitney (Hope Lutheran Church), 470 Winter Street Extension, Troy, NY 12180, for the purpose of constructing an additional LED message sign at the property located at 470 Winter Street Extension, Troy, NY 12180, in a R1 district, having parcel ID#: 123.18-11-1.**

Mr. Whitney explained his application. Currently they have the large road sign next to the road. 54 feet away is another sign that has been there. They would like to take that sign board out and replace it with an LED sign board the same size as the one they are removing. Image is important to their church. The new sign is intended to display events at the church for the public and parishioners. Solar lights are planned for the top of the sign. The sign will dim at dusk and go totally off at 9:00pm and turn on at 7:00am per Mr. Whitney. Being a good neighbor is important to the church and they do not intend to have anything that would affect the neighbors. Chairman French asked what the new sign would display that the current sign does not. Mr. Whitney said the information displayed would be for the current parishioners. Chairman also stated that the current sign was the first LED sign this board approved. This is an R1 district. Chairman French stated they are asking for a seconded LED sign for just one business and does not want to set a precedence for this second sign and allow others to ask for a second one. Chairman French is concerned about opening this door to a second LED sign. Chairman asked is there anything else the church can do to not add this second sign.

A discussion was about any other businesses that have more than one LED sign.

Chairman asked if the proposed sign can be scaled down and not so big. Mr. Whitney stated the cost would be more to tear everything out. He is willing to come back to the board with another plan. A concern of the board is the lighting disturbing someone.

Mr. Crucetti asked why the current sign cannot do what he would like to do with the second sign. The board suggested how the current sign could work for them.

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Mr. Kolakowski stated he would have a difficult time supporting the new sign. Chairman French stated there is a significant overlap in purpose. He is asking Mr. Whitney to try to do what he wants to do with the second sign on the first sign and possibly come back to the board to show they cannot.

Mr. Whitney stated he will look at other options. The board needs to show that they made every reasonable attempt to show why this could be approved. The board could justify that there were things the applicant did (dim sign, made it smaller, change times the sign goes off, etc.). The board understands that the technology is changing. He suggested that Mr. Whitney speak to the sign company for another option.

Mr. Kolakowski feels it is a mistake to allow a second sign to do the same thing the current sign can do and set an unnecessary precedence and cannot defend a complaint.

Mr. Cioffi suggested a TV inside the vestibule for parishioners to read when they enter the building. Also, he is allowed to have a directional sign at the clothing drop bin per Chairman French.

Chairman French proposed that we keep the application opened to give the applicant to find another option and come back before the board.

Motion made to table the application to allow the applicant to get more information and other options by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.

Motion made to approve the December meeting minutes by Mr. Hoffman and seconded by Mr. French. All in favor.

Ms. Germinerio Mr. Crucetti abstained.

Motion made to adjourn at 7:17pm by Mr. Crucetti and seconded by Mr. Hoffman. All in favor.

Old Business: None

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.**