

**ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198**

**Monthly Meeting Agenda
October 14, 2020**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, October 14, 2020 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that public hearings will be held before the Zoning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

**Time & Place: October 14, 2020 beginning at 6:30 pm
VIA LIVE STREAM**

www.townofng.com (Click on the top banner that says: Watch Town Meetings, then click on the Zoning Board Meeting link)

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: building@townofng.com or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Zoning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Wednesday, October 14, 2020 beginning at 6:30 pm. The following applications will be heard:

Old Business:

Application 20-21, for the area variance request of Michael Moscatiello, 99 North Greenbush Road, Troy, NY 12180, for relief from the minimum number of parking spaces required (38 spaces) for the purpose of allowing proposed development with 33 parking spaces AND for relief from restrictions allowing a limit of 2 business uses, for the purpose of allowing 3 retail stores in the proposed building to be located at 271 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123-17-4-37.

New Business:

Application 20-22, for the area variance request of Chris & Michelle Constantine, 7 Baker Avenue, Wynantskill, NY 12198, for relief from lot size requirements of 20,000 sf. due to a lot line adjustment reducing parcel size to 6,142 sf., at the property located at 462 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 124.10-4-4.

Application 20-23, for the area variance request of Patrick Bergmann, Capital Region Hearing, 9 West Sand Lake Road, Wynantskill, NY 12198, for relief from setback requirements of 15 ft. for a freestanding business sign, for the purpose of allowing a sign at the property line, at the property located at 9 West Sand Lake Road, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 124.10-12-3.

Application 20-24, for the Code Interpretation request of ARC of Rensselaer County, 79 102nd St., 3rd Floor, Troy, NY 12180, for the purpose of determining allowable uses, for the property located at 148 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.13-1-3.

Application 20-25, for the use variance request of Carole Ann Reed, 434 North Greenbush Road, Rensselaer, NY 12144, for the purpose of allowing temporary housing in a mobile home on the while restoration from a fire is completed, at the property located at 434 North Greenbush Road, Rensselaer, NY 12144, in a BN (Neighborhood Business) district, having parcel ID#: 134.13-13-4.

Application 20-26, for the area variance request of Walter G. & Peggy C. Breakell, 16 Saratoga Farm Road, Malta, NY 12020, for relief from side setbacks of 20 ft. for a left side setback of 11ft. and a right side setback of 12 ft. for the purpose of constructing a single family home, at the property located at 281 Geiser Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.13-1-17.1

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com .

BY ORDER OF THE PLANNING BOARD DATED: October 1, 2020, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.