

**ZONING BOARD OF APPEALS  
Town of North Greenbush  
2 Douglas Street  
Wynantskill, NY 12198  
Meeting Minutes  
October 9, 2019**

**Attendance: John Dalmata-absent, Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner-absent (Building Department), Robert Ewing, Tony Crusetti-absent, Louise Germinerio, Al Kolakowski (Legal Counsel), Eric Westfall-Town Eng..**

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French also explained the special permit rules and what this board does.

Old Business:

**Application 19-22, for the special permit request of Michael Lambert, 109 Teliska Avenue, Rensselaer, NY 12144, for the purpose of obtaining fill in excess of 150 cubic yards, at the property located at 109 Teliska Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.18-1-5.**

Mr. Lambert spoke about his application. He said his neighbor called saying his septic was not in place and he is saying that is not the case. Chairman French stated he was supposed to supply an engineering report, septic map etc. and this board does not have it. He said he dropped some things off to the BD. Eric Westfall stated there is an engineering report but no health department approval yet. Hodorski will be installing a pipe and catch basin on the Haywood site to alleviate some issues per Mr. Westfall Chairman French noted that a lot of work has been done without the proper permits. There is also a stop work order from the town and health department. The BD has a new map showing the septic location per Mr. Westfall. Mr. Lambert stated he gave it to the Building Department but this board does not have it to look at. Mr. Lambert also added a lot of stone on the property. When the stop work order was issued work continued per Chairman French.

Public Hearing opened:

Robert Stoddard attorney for 107 Teliska: He said Mr. Lambert has been doing what he wants on the property and he is doing more work than what his application states.

Chairman French stated the BD and Eric Westfall are working to get this concluded.

Motion made to adjourn public hearing and table application to allow applicant to get his health department permit by Mr. Ewing and seconded by Ms. Germinerio.

**Application 19-34, for the area variance request of April Dennis, 9 Cathlie Drive, Averill Park, NY 12018, for relief from minimum lot size requirements of 20,000 SF and**

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**minimum width at setback requirements of 110 ft., for the purpose of allowing a single family home on a lot having 18,730 sf. and a width at setback of 80 ft., at the property located at the corner of Douglas Street & paper roads: Hudson Ave and Clermont Ave, in an R1 district, having parcel ID#: 113.17-11-10.**

April Dennis provided an updated map for the board to review. She also did a mock up drainage drawing. Westfall saw the property in person and made suggestions for a drainage plan that will work for her and her neighbors. She wants to do things properly and correct. Chairman French stated Mr. Westfall spoke to him on the phone and suggested drainage options. An easement was granted to the town to allow vehicles to turn around there. There is access off the paper road Claremont. Divert water to existing catch basin down Philips Avenue to Claremont. He said there are resources there to develop appropriate drainage. Mr. Westfall said they have been given suggestions to make this work from DEP. Chairman French stated it is important to protect the other properties on the area there.

Public Hearing Opened:  
No one wishing to speak.

Motion made to close public hearing by Ms. Germinerio and seconded by Mr. Ewing.

Single family home Type II SEQRA

Undesirable change character of neighborhood: No provided drainage issues are mitigated at construction.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No

Adverse effect on physical and environmental conditions: No provided drainage conditions are mitigated.

Self created: Yes however does not preclude

Conditions: Site drainage to be continually reviewed and approved by BD and town engineer throughout construction. Final inspection prior to issuance of CO.

Motion made to approve with above conditions by Ms. Germinerio and Ewing.

Roll Call Vote: French, Germinerio, Ewing. All in favor

**Application 19-35, for the area variance request of Brian Bonesteel, 383 Whiteview Road, Wynantskill, NY 12198, for relief from minimum lot size requirements of 20,000 sf. for the purpose of allowing a lot size of 15,002 sf., for proposed lot A, having an existing single**

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family residence, at the property located at 383 Whiteview Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-13-10. **(TABLED UNTIL NOVEMBER)**

Application 19-36, for the area variance request of Brian Bonesteel, 383 Whiteview Road, Wynantskill, NY 12198, for relief from minimum lot size requirements of 20,000 sf., relief from width at setback requirements of 110 ft. and relief from side setbacks of 20 ft., for the purpose of allowing a lot size of 16,454 sf., a width at setback of 80 ft. and side setbacks of 15 ft., for proposed lot B, at the property located at 383 Whiteview Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-13-10. **(TABLED UNTIL NOVEMBER)**

New Business: None

Motion made to approve September 2019 minutes by Mr. Ewing and seconded by Ms. Germinerio. All in favor.

Motion made to adjourn at 7:07pm by Ms. Germinerio and seconded by Mr. Ewing.