

**ZONING BOARD OF APPEALS  
Town of North Greenbush  
2 Douglas Street, Wynantskill, NY 12198  
Meeting Minutes  
December 8, 2021**

**Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner - Absent (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Al Kolakowski (Legal Counsel).**

**Old Business: None**

**New Business:**

**Application 21-42, for the special permit and area variance request of Thomas Dingley, 190 Pershing Avenue, Wynantskill, NY 12198, for allowing a care giver/care receiver apartment in the existing detached structure, at the property located at 190 Pershing Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.10-6-28.**

Mr. Dingley explained his application. The garage has a cold storage area above it and he would like to turn it into an apartment. He needs to have his son close to him for a medical reason. He said maybe in four years he won't need the apartment he would like to put over the garage. He does not want to make any permanent changes to the home because of that. He needs to have this complete by February 27<sup>th</sup>. The use is allowed by special permit. The area variance was explained and Mr. Miner provided some written documentation to support that.

It looked like it would be difficult to connect the garage to the home and would be ugly and not functional per Chairman French. Mr. Dingley explained that this is totally temporary. Chairman French explained that once the need for his son goes away the special permit does as well. 455 square feet would be the apartment.

Nothing from the county per Chairman French.

**Public Hearing Opened:**

Chairman French read a written comment into the record from Andrew Mair into the record.

No one else wishing to speak.

Motion made to close Public Hearing by Mr. Crucetti and seconded by Mr. Masone.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

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All special permit questions were asked and answered by the board.

Single family home

Type II SEQRA

Chairman French noted that the code requires Mr. Dingley to come back before the board when his son moves out. Mr. Dingley is aware of this.

Motion made to approve as requested by Mr. Crucetti and seconded by Ms. Germinerio.

Roll call Vote: Masone, Crucetti, French, Germinerio.

**Application 21-35, for the area variance request of SY Kim Land Surveyor, 424 North Greenbush Road, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 5ft. from the front property line and the allowance of an LED sign message sign 5 ft. from the front property line, at the property located at 424 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-7.**

The applicant has not provided any information as requested by the board and has not come to any meetings.

Motion made to withdraw the application without prejudice by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to approve November minutes by Masone and Crucetti. All in favor.

Motion made to adjourn at 7:05pm by Mr. Crucetti 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](mailto:building@townofng.com) . **Please see the Zoning Board page on the Town's website to view applications.**

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