

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**March, 9, 2022**

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

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.

**New Business:**

**Application 22-05, for the area variance request of Michelle Roy, 35 Ashcroft Street, Wynantskill, NY 12198, for the relief from setback requirements of 20 ft. from property lines, for the purpose of placing an above ground swimming pool 10 ft. from the left side property line, at the property located at 35 Ashcroft Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.6-11-4.**

Ms. Roy spoke about her application. She has preteen boys that are active and she has the summers off. She would like to get the above ground pool for her sons. The property is actually two lots and because of the driveway it causes the pool to be installed over to the side of the property. She will flush the pool when needed to the front of the property. It will be right behind the flag pole.

Chairman French stated she needs to make sure the frontage of the pool is not past the frontage of the home. She will not. It will be closer to the garage. Mr. DeJulio asked how they will access the pool and she said with a ladder. No deck at this time but in the future and she will find out if she needs to come before the board for that. Chairman French reminded her that for the future the deck access will need to be locked.

Public Hearing Opened:

No one wishing to speak.

Motion made to close Public Hearing by Mr. DeJulio and seconded by Mr. Masone. All in favor.

County: local considerations shall prevail.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No as long as drainage is toward the front.

Self created: Yes but does not preclude

Condition: Drainage toward the front of the Lot.

Type 2 SEQRA

Motion made to approve with above condition by Mr. Crucetti and seconded by Mr. Masone.

Roll call vote: Masone, Crucetti, French, DeJulio. All in favor.

**Zoning Board  
Meeting Minutes  
March 9, 2022  
Page 2**

**Application 22-06, for the special permit request of Darryl & Marissa Borton, 15 Thomas Drive, Wynantskill, NY 12198, for the purpose of having chickens, at the property located at 15 Thomas Drive, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.6-1-8.**

Ms. Borton spoke about her application. Chairman French noted that there is no plot plan. She stated the property is all fenced in and it is a mobile coop with a 9 foot run. Mr. DeJulio asked how the yard is fence in. She stated welded wire fence. He said there is an issue with foxes in that area. She said it has a predator proof skirt around the coop.

Public Hearing opened:

No one wishing to speak

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

Conditions: No Roosters, covered all four sides for coop and dug into the ground, no more than 6 chicks, feed in a rodent proof container with appropriate lid, waste to be disposed via composted, no free ranging, rear yard placement and no less than 15 feet from adjacent property line.

County: Local consideration shall prevail.

All questions were asked and answered by the board. Type 2 SEQRA

Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. DeJulio

Roll call vote: Masone, Crucetti, French, DeJulio. All in favor.

Motion made to approve February Meeting Minutes by Mr. Crucetti and seconded by Mr. DeJulio. All in favor.

Change the April meeting to the 20<sup>th</sup>.

Aldi's is pulling filing their building permit so there will be site plan changes and Miner will see if it has to come back before the board.

Motion made to adjourn at 6:56pm 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.**