

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
October 12, 2022

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

Public Hearings:

Application 22-24, for the special permit request of Michael A. Scott, 387 County Route 32, Valatie, NY 12184, for adding approximately 1,000 yards of clean fill, at the property located at 700 Bloomingrove Drive, Rensselaer, NY 12144, in a BN (Neighborhood Business) district, having parcel ID#: 145.-7-13.

Mr. Scott explained his application. He stated there is a depression in the center of the lot and he would like to fill it in to match the rest of the grades and not higher. 150 x 150 sq foot area and he will plant grass there. It is for aesthetical purposes.

Chairman French asked about the distance from the next home and he stated 40 to 50 feet. Chairman also asked about not having a public sewer there and would this have to be dug up again when a sewer may be installed. Mr. Scott explained that there is another area there where that could be done. This would be 34 truck loads. He would be working over a period of about a month.

Public Hearing opened:

No one wishing to speak. No comments in writing have been received.

Motion made to close public hearing by Mr. Crucetti and seconded by Mr. DeJulio. All in favor.

Per Mr. Miner nothing has been received by the county.

Mr. Scott stated the fill will come during daylight hours.

Conditions: no fill within 40 feet to the neighbor property. In addition, before fill goes in he needs to meet with Eric Westfall prior to any fill. Nothing filled before 7am.

All questions were asked and answered by the board.

SEQRA questions were also asked and answered by board members.

Motion made for a neg dec by Mr. DeJulio and seconded by Mr. Crucetti

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

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Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. DeJulio. Roll call vote: Crucetti, French, DeJulio, Germinerio. All in favor.

Application 22-25, for the area variance of Clint Mattson c/o Chick-fil-A, 5200 Buffington Road, Atlanta, GA 30349-2998, for relief from the total number of allowed signs and the total allowable cumulative square footage of signage, for the purpose of approving the proposed sign package, for the property located at 502 North Greenbush Road, in a BG district, having parcel ID#: 133.-2-15.12.

Mr. Mattson, Paul Encott, Caryn Mlodzianowski (Bohler) and Sam ? (Bohler) spoke about the application.

6,000 sq foot pad site for Chick-fil-A. But this will be a 5,000 sq foot building. There will be an ordering canopy that needs to be approved. The canopy is 25.8 x 54.8 with a 9 foot clearance. Because the canopy was not listed on the record and this application therefore per Chairman we cannot take any action about that aspect.

They plan to open in the spring per Mr. Encott.

Signage: north side of bldg. Chick-fil-A logo (chicken) and on other 3 sides will be 3 signs with Chick-Fil-A written. There will be a free standing sign with a; the businesses name on plaques including Chick-Fil-A.

Mr. Encott stated viable business, necessary visibility, safety of customers and efficient meal service. He also stated it is consistent with the commercial area. They need the sig visibility for people entering the facility. He also stated there is not a significant environmental impact. Chairman French feels there is going to be stacking of cars in the drive thru. Mr. Encott stated that for the opening Chick-Fil-A brings in experienced people to help with the drive thru lines and show new employees how to move the line along and make things more efficient for the first few months.

Chairman French asked about hours on the signage lighting and when they will come on and go off. Ms. Mlodzianowski stated they are confirming this with corporate. Mr. Miner stated others do an hour after close to shut off lighting and signage. Typical opening hours are 6am-10:00pm.

Public Hearing opened:

No one wishing to speak. Written comments were read into the record (Andrew Mair).

Motion made to table public hearing by Mr. DeJulio and seconded by Mr. Crucetti. All in favor. Motion made to table application in order to add the canopy and stand alone signs in the application by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.

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Motion made to approve August 2022 meeting minutes by Mr. DeJulio and seconded by Mr. Crucetti. All in favor.

No September meeting therefore no minutes to approve.

Motion made to adjourn at 7:25pm by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.

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.**