

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
May 10, 2023

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

Greg DeJulio opened the meeting with the Pledge of Allegiance and roll call. He also explained the special permit rules, use variances and how the board operates.

Application 23-10, for the area variance request of Christopher Selig, 5 Fairfax Street, Wynantskill, NY 12198, for relief from setback requirements of 20 ft. from property lines, for the purpose of placing an above ground swimming pool 18 ft. from the right side property line, at the property located at 5 Fairfax Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-7-4.

No one present.

Motion made to table by Mr. Masone and seconded by Mr. Crucetti. All in favor.

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

Motion made to withdraw the tabling of this application. Mr. Selig appeared before the board. He is having a pool installed next month. 23 feet by 50. He said the trailer, trampoline and fire pit will be removed for the pool.

Condition: back wash needs to flow on his property or up the road and not on neighbor's property. A deck will be built around the pool eventually.

Public Hearing Opened:

No one wishing to speak.

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

One written comment received.

Nothing from County per Mr. Cioffi

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA

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Motion made with one condition by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Application 23-08, for the area variance of Brian Foust, 8 Avery St, Saratoga, NY 12866, for relief from width at setback requirements of 110 ft, for the purpose of constructing single family dwellings with proposed width at setbacks being 107.01 ft. and 107.02 ft., at the property located at 60 Bloomingrove Drive, Troy, NY 12180, in an R1 district, having parcel ID#: 123.00-1-15. *Tabled from the March meeting – applicant was not in attendance.*

Mr. Foust explained any changes since they appeared in March 2023. They took the recommendations of the board from March. They created 2 sub divisions from 2 of the parcel. This is a change from the original application. Mr. DeJulio looked at the updated site plan and does not see anywhere they will be. Mr. Foust did not place them yet but stated they will come off of Catherine. Mr. DeJulio spoke about possibly a shared driveway. The egress off Bloomingrove will stay for lot 3 which has an existing dwelling.

No correspondence received. And nothing from the county per Mr. Cioffi.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA

Motion made to approve with new changes by Mr. Masone and seconded by Mr. Crucetti.

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

Motion made to accept March 2023 minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to approve April 2023 minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 6:53pm by Mr. Masone and seconded by Mr. Crucetti. 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.**