

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198
Meeting Minutes
May 12, 2021

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, May 12, 2021 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that public hearings will be held before the Zoning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

Time & Place: May 12, 2021 beginning at 6:30 pm

VIA LIVE STREAM

www.townofng.com (Click on the top banner that says: Watch Town Meetings, then click on the Zoning Board Meeting link)

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: building@townofng.com or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Zoning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Wednesday, May 12, 2021 beginning at 6:30 pm. The following applications will be heard:

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

Old Business: None

New Business:

Application 21-18, for the area variance request of Kelly Egan, 289 Bloomingrove Drive, Troy, NY 12180, for relief of rear setback requirements of 20 ft., for the purpose of allowing an above ground swimming pool 15 ft. from the rear property line, at the property located at 289 Bloomingrove Drive, Troy, NY 12180, in an R1 district, having parcel ID: 134.5-3-1.

Ms. Egan stated she would like to install a 21 foot above ground pool. Because of the septic on the left they need to put the pool on the right 15 feet from the rear property line. She said she will put the pump and drainage on the left rear corner. The flush water will be directed to stay on her property.

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Nothing received by the county per Mr. Miner.
Public Hearing Opened: No one wishing to speak.

Undesirable change: No
Benefits sought by applicant: No
Substantial: No
Adverse affect: No with mitigation
Self created: Yes but does not preclude

Motion made to close public hearing by Mr. Crucetti and seconded by Mr. Ewing.
Type II SEQRA
Condition: Flush water directed to the north of the property.

Motion made to approve by Mr. Ewing and seconded by Mr. Crucetti
Roll Call vote: French, Ewing, Crucetti. All in favor.

Application 21-19, for the area variance request of Chris Sydor, 7 Dobert Court, Wynantskill, NY 12198, for relief from right setback requirements of 20 ft., for the purpose of allowing an above ground swimming pool 12 ft. from the right side property line, at the property located at 7 Dobert Court, Wynantskill, NY 12198, in an R1 district, having parcel ID: 124.10-17-7.

Mr. Sydor stated he would like to put an above ground pool off his existing deck. Chairman French asked why he could not move the pool closer to the garage. Mr. Sydor stated it would block the entrance to the back yard. His plan is to use the hose and direct it to the sewer drain and will not direct it to the right side.

Public Hearing opened:

No correspondence

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

Undesirable change: No
Benefits sought by applicant: No
Substantial: No
Adverse affect: No with mitigation
Self created: Yes but does not preclude

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Type II SEQRA

Motion made to approve with condition of no drain/flush water to the neighbors side by Mr. Crucetti and seconded by Mr. Ewing.

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

Application 21-20, for the area variance request Stacey Cahill, 7 Kimberly Circle, Troy, NY 12180, for relief from fence height restrictions of 4 ft. in a front yard, for the purpose of allowing a 6 ft. fence in a front yard, for the purpose of enclosing a swimming pool, at the property located at 7 Kimberly Circle, Troy, NY 12180, in an R1 district, having parcel ID#: 123.7-2-7.71.

Chairman French stated because one of the sitting board members tonight lives on the same street and does not want to hear the application. That would only leave two board members to vote.

The applicant is ok with this.

Motion made to table until the June meeting by Mr. Crucetti and seconded by Mr. Ewing.

Application 21-21, for the area variance request of Philip G. Hembdt, 156 Bloomingrove Drive, Troy, NY 12180, for relief from right side setback requirements of 20 ft., for the purpose of allowing an addition to a single family home 12 ft. from the right side property line, at the property located at 156 Bloomingrove Drive, Troy, NY 12180, in an R1 district, having parcel ID: 123.14-8-3.

Addition would be 16 feet wide.

Mr. Hembdt stated he will be siding the house again with the same siding as the addition. He will keep the new roof as close to the old as possible. Chairman French stated the rainwater cannot be directed toward the neighbor's property. Mr. Hembdt is fine with this.

Public Hearing opened:

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Conditions: Drainage to the rear. Siding to match entire house. Roof materials to be as similar as possible.

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No one wishing to speak.

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

Type II SEQRA

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

Application 21-22, for the special permit request of Christine Miner, 174 Pershing Avenue, Wynantskill, NY 12198, for the purpose of a home occupation of a dog training facility/animal assisted therapy consultation, at the property located at 174 Pershing Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.10-2-10.11.

Ms. Miner explained her credentials and presented slides to explain what she does with therapy and training dogs which are used as animal assisted interventions. Ms. Ricchetti also spoke about her credentials and works with Ms. Miner in this field. Kathy Stevens also works with the two women who spoke. They are certified through the Karen Pryor Academy.

Their focus is on training therapy dogs for hospitals, schools, nursing homes, etc.

They train well-behaved dogs and the noise should be minimal if at all.

Hours will be 9am-8pm but not the entire time it will be 3-6 hours a week.

Ms. Miner went through all the slides and was very thorough.

Kevin Holohan spoke about the application. He has been in law enforcement for 30 years. He also listed that he was a canine handler. He also has a degree in canine training and behavior.

He said that since this is not a boarding school this will be less noisy. He said this is not a loud experience because they are being trained and not in a kennel.

Public Hearing Opened:

Chairman French read all the correspondence that has already been received for the record.

The first one was a petition.

Most were against.

Some (Al Kolakowski) were in favor.

Ms. Miner also added a supplemental comment that Chairman French read. She also used some examples in town.

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She also stated there is plenty of parking and there will only be one employee at a time.

Other people who have dog businesses showed no complaints to date.

Chairman French reviewed and answered all the aspects of what the public hearing brought up. He also mentioned that this board in the past approved therapy donkeys and no complaints have been received to date.

Noise, odors, traffic and staffing have all been addressed.

Conditions: Limited to one additional staff member. 15 hours per week between the hours of 9am-8pm. No more than 10 clients at any time. Only one sign as described in zoning code.

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

Part 2 of Env. Impact Statement were read and answered by board members.

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

Roll call vote: French, Crucetti, Ewing. All in favor.

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

Roll call vote: French, Ewing, Crucetti. All in favor.

Motion made to approve April 2021 meeting minutes by Mr. Ewing and seconded by Mr. Crucetti.

Motion made to adjourn at 8:07pm by Mr. Ewing and seconded by Mr. Crucetti.

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com .