

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
July 13, 2022

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner (Building Department)-absent, Bill Miller (Building Department), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, 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 area variance rules and what this board does.

Public Hearings:

Application 22-17, for the area variance request of Keyondra Bradley & Tristin McCoy, 39 Bellemead Street, Wynantskill, NY 12198, or relief from set back requirements of for a fence located in a front yard of a corner lot, at the property located at 39 Bellemead Street, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.6-6-2.

Mr. McCoy spoke about the application. They just moved in and have a dog and need to have him fenced. He also sated 10-11pm at night people running through his yard and bringing their dogs through there. It will be a chain link fence. He said the placement will allow anyone at the stop sign to be able to see to go.

Chairman stated the terrain is pretty steep. The fence will be 4 feet and Mr. Miller stated it won't be a problem to keep the entire fence ever at the slope at 4 feet.

Public Hearing Opened:

No one wishing to speak.

No written comments

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

County per Mr. Miller: nothing has come back.

Condition: BD go to the residence and show where the fence will go.

Undesirable change: No

Benefits sought by applicant: No.

Substantial: No

Adverse affect: No

Self created: Yes, but does not preclude

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storage. Over the years she has had different assorted sheds there. This year she has more of a desire to use it for additional parking for their home and it is paved under the two sheds.

Chairman French stated accessory bldgs. Are allowed by code however, accessory buildings have to be accessory to something and there is nothing on that lot for it to be an accessory to. They do not have anywhere to park on their property on Lakeshore.

Chairman French stated when he was there someone commented that there is a business run out of some of those buildings. He said they stated that there are a lot of quads that may be repaired in one of those buildings. There are 3 buildings on the lot. They stated they are not repairing or running a business there but her son has friends with quads.

There is no power or water on the site. They need to park two vehicles under those enclosures. Mr. Masone stated he was not aware of the neighbors comments and They stated there is not a business there. Mr. Crucetti asked where the quads will go if they use that for parking. Mr. Pavone (son) stated he purchased 93 Pershing and the quads will go there.

Chairman French asked how quickly they can remove the quads and the other sheds and Mr. Pavone stated a few weeks. It is not one parcel ID per Ms. Pavone. It was noted the two parcel ID's and the Lakeshore Drive property does not have the correct property ID in the agenda and posting. It will have to be heard again because of the incorrect property ID number.

Public Hearing Opened:

No one wishing to speak.

Chairman French read the written comments.

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

Chairman French asked them to make an effort to clean up the buildings and property before the next meeting.

Motion made to postpone until next month and repost to get the correct property ID posted by Mr. Crucetti and seconded by Ms. Germinerio.

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

Application 22-19, for the Area variance requests of Insite Northeast, 2301 Western Avenue, Guilderland, NY (The Meadows) for relief from front setback requirements of 30 feet for the purpose of allowing a front setback of 20 feet for the following addresses; 201-202, 401-402, 601-602, 801-802, 2001-2002, 2101-2102, 2201-2202, 1901-1902, 1701-1702 Casale Court of the Meadows Subdivision in a PDD District having parcel ID #s 122.12-2-7, 122.12-2-8, 122.12-2-9, 122.12-2-10, 122.12-2-11, 122.12-2-12, 122.12-2-13, 122.12-2-14, 122.12-2-15, 122.12-2-16, 122.12-2-27, 122.12-2-28, 122.12-2-29, 122.12-2-30, 122.12-2-31, 122.12-2-32, 122.12-2-33, 122.12-2-34

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This is an unlisted action because they are being approved together.

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

Mr. Miller stated they have nothing back from the county.

All SEQRA questions were asked and answered by the Board.

Motion made for a neg dec by Mr. Crucetti and seconded by Mr. DeJulio.
Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Motion made to approve as proposed given Mr. Westfall and Chairman Lacivita's input and information 9 lots by Mr. Crucetti and seconded by Mr. DeJulio.
Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Motion made to approve June meeting minutes by Mr. DeJulio and seconded by Mr. Masone.

Motion made to adjourn at 7:45pm 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 . **Please see the Zoning Board page on the Town's website to view applications.**