

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**February 12, 2025**

**Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Raymond Hoffman, Al Kolakowski (Legal Counsel).**

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French explained specifically areas variances and explained the special permit rules and what this board is charged with. He also explained zoning and that the town board sets zoning.

**New Business:**

- **Application 25-02, for the area variance request of Harry Hale, 18 Jessica Circle, Troy, NY 12180, for relief from rear setback requirement of 15' for the purpose of constructing a stairway from the existing rear deck to grade, approximately 10'-12' from the rear property line at the property located at 18 Jessica Circle, Troy, NY 12180, in a PDD district, having parcel ID#: 123.11-6-60.**

Mr. Hale explained his application. They moved in in October 2023. The townhome does not have a rear entry. He feels this is a safety issue. He would like to install a staircase in the rear of his home. There is a deck but no way to get off back there. He will do this himself.

Chairman French asked that he keep all materials as close to what is there currently.

Mr. Cioffi stated this is not a requirement or code with the town.

County: Local consideration shall prevail per Mr. Cioffi.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Ms. Germinerio and seconded by Mr. Hoffman. All in favor.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type II SEQRA

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Conditions: Materials to match existing as best possible. One year for permit.

Motion made to approve with above conditions by Mr. Masone and seconded by Mr. Crucetti.  
Roll Call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

**Old Business: None**

Motion made to approve January meeting minutes by Mr. Crucetti and seconded by Ms. Germinerio. All in favor. Mr. Masone abstained.

Motion made to adjourn at 6:45pm by Mr. Hoffman 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](mailto:building@townofng.com) . **Please see the Zoning Board Page on the Town's website to view applications.**