

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**September 10, 2025**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, September 10, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

**New Business:**

- **Application 25-21**, for the Area Variances of John Ambuhl, 42 Marvin Avenue, Troy, NY 12180, for relief from front & rear setback requirements of 35' and maximum lot coverage of 10%, for the purpose of re-building a single-family dwelling at the property located at 68 Lakeshore Drive, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.14-2-8.
- **Application 25-22**, for the Area Variances of Larry Adler/Brewteam NY, LLC, 3108 Vestal Pkwy E., Ste 1, Vestal, NY 13850 for relief from front setback requirements of 50' and parking requirement of 11 spaces, for the purpose of constructing a drive-thru only coffee stand at the property located at 531 North Greenbush Road, Troy, NY 12198, in a C district, having parcel ID#: 144.2-4-8.
- **Application 25-23**, for the Area Variance of Jacqueline Evenhouse, Bloom Dispensary & Wellness, 716 Bloomingrove Drive, Rensselaer, NY 12144, for relief from front setback requirement of 15', for the purpose of installing a freestanding sign at the property located at 716 Bloomingrove Drive, Rensselaer, NY 12144 in a BN district, having parcel ID#: 144.2.4-1.

**Old Business:** None

All written public comments (mail, e-mail, faxes, or hand delivered) are due to the Building Department at your earliest convenience or by 4:00 pm on the business day preceding the meeting; However, **Please be aware that due to our server's spam monitoring process, some emails have a 1-2 day delay.** 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.**

BY ORDER OF THE ZONING BOARD DATED: August 28, 2025, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.