

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
July 16, 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 25-17, for the Special Permit request of Zach Dolan, 8 East Avenue, Troy, NY 12180, for the purpose of operating a home occupation (pest control business) within the single-family dwelling at the property located at 8 East Avenue, Troy, NY 12180, in an R1 district, having parcel ID#: 123.7-5-12.

Mr. Dolan explained his application. His father in law has a pest control business and is retiring and he plans to take over the building. He has a box to hold his pesticides so they are safe. (Cedar oil and cinnamon). One truck with a sprayer on the back. No employees just Mr. Dolan. He can have one freestanding sign and one attached to the structure per Mr. Cioffi. Mr. Crucetti stated he has a sign on his lawn already advertising the business. Mr. Cioffi stated people have signs everywhere (sealcoating, landscaping, roofing, etc.).

Public Hearing Opened:

Randy Moore East Avenue: He is in support of this.

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

No written correspondence.

County: Local consideration shall prevail per Mr. Cioffi.

All SEQRA questions were asked and answered by the board members.

Type II SEQRA

Condition: If he uses other chemicals other than organic in the future, he needs to notify the Building Department.

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Motion made to approve with above condition by Mr. Masone and seconded by Ms. Germinerio.

Roll Call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Application 25-18, for the Area Variance AND Use Variance request of Russell Brady, 558 Bloominggrove Drive, Rensselaer, NY 12144, for the purpose of constructing a new 28' x 48' (1,344 SF) detached garage with an apartment above at the property located at 558 Bloominggrove Drive, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.17-14-3.

Mr. Brady spoke about his application. He would like to build a garage/apartment next to his home. Chairman French stated this application is completely contrary to the zoning laws. Chairman also asked what price he has marketed the property for and Mr. Brady stated he has not marketed the property. He stated he did try to buy the property next door. Chairman French asked what his reasoning is to put another building on the property. Mr. Brady stated he has a family member that is becoming immobile and would like to house them in the apartment above the new garage.

Mr. Masone stated that he needs to understand that when the family member no longer lives in that apartment they cannot rent it out to a non-family member. Mr. Brady understands this. Chairman French stated if the property was larger they could sub divide to make this happen. He currently has public water and septic system. Mr. Masone asked if he considered an addition onto the home. Mr. Brady stated there is elevation where his home is that would make it difficult.

Chairman French stated the Use Variance needs to be determined before the board decides on an area variance. Chairman read the conditions and questions for a use variance. Mr. Brady answered them as best he could. Mr. Masone stated he could build an addition to the existing home. The board cannot support this request the way it is presented per Chairman French.

Mr. Brady is withdrawing his application at this time to give him time to regroup and present a different reasonable plan. Motion made to accept this by Mr. Mason and seconded by Mr. Crucetti. All in favor.

Application 25-19, for the Area Variance request of Diana Panichi Maloy, 7 Ashcroft Street, Wynantskill, NY 12198, for relief from side (20') minimum setback requirement for the purpose of constructing a 12' x 24' oval shaped above ground swimming pool at the property located at 7 Ashcroft Street, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 124.6-10-6.

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Ms. Maloy spoke about her application. They would like to install an above ground pool 24". The yard is currently surrounded by a 6 foot privacy fence. Chairman asked where the flush water will go. Mr. Maloy stated it will run into the Benetech parking lot which is Ms. Maloy parents. Flush water needs to be directed away from other properties per Chairman French.

Conditions: Flush water must be directed away from other neighboring properties.
Local consideration shall prevail.

Public Hearing Opened:

No one wishing to speak.

Motion made to close Public Hearing by Ms. Germinerio and seconded by Mr. Hoffman.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No with stipulations, the board will put on this.

Self created: Yes, but does not preclude

Type 2 SEQRA

Motion made to approve with above condition by Mr. Crucetti and seconded by Mr. Masone.

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

Old Business:

Application 25-13, for the Area Variance request of Shawn DeCelle & Amy Peters, 148 North Greenbush Road, Troy, NY 12180, for relief from minimum lot size requirement of 20,000 SF, for the purpose of a boundary line adjustment between the properties located at 148 North Greenbush Road and 152 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#'s: 123.13-1-3 & 123.-1-9.

Motion made to dismiss the application for non-action on the application by Mr. Crucetti and seconded by Ms. Germinerio.

Roll call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Application 25-15, for the Use Variance request of James Cross/170 4th Street, LLC, 516 Church Street, Wynantskill, NY 12198, for the purpose of converting a single-family dwelling to a two-family dwelling at the property located at 520 Church Street, Wynantskill, NY 12198, in an H district, having parcel ID#: 124.6-3-10.

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Mr. Cross spoke about the application that was before the board a few months ago. He brought the home next door and was asked to keep the current family member that is currently there. He stated there was no record of any work being done but NYSEG stated they reinstalled or upgraded two meters on the home in 2009. He is still waiting for NYSEG to confirm. Would this be pre-existing non conforming? Over time it goes away if not used per Chairman French. Chairman suggested a caregiver option. It has to be a family member residing there. Mr. Masone stated making this a two family is not going to happen. Mr. Cioffi stated anyone living there has to be related but not necessarily related to the owner.

Mr. Cross stated he may withdraw the application from a two family so he can resubmit for renovating a one family with a caregiver/in-law apartment. Chairman stated he should get a building permit to renovate the home. Mr. Cioffi stated he could not locate any old building permits for this property.

Mr. Cross has decided to withdraw his application and get a building permit to renovate a single family residence. He will then come before the board with a new plan for a single family. Motion to accept this by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion made to approve June 2025 meeting minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 7:30 by Ms. Germinerio and seconded by Mr. Hoffman.

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 . Please see the Zoning Board Page on the Town's website to [view applications](#).