

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
August 13, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio-absent, 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 25-20, for multiple Area Variances (parking & side setbacks) of Claude Riley LLC, 190 Pershing Ave, Wynantskill, NY 12198, for relief from a parking requirement of 60 spaces, for the purpose of proposing 47 parking spaces, and for relief from side setback requirement of 20' for the purpose of constructing two mixed use buildings with commercial on the first floor and residential on the second floor, at the properties located at 128-130 Main Avenue, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#s: 124.5-6-15.1 & 124.5-6-15.2.**

Mr. Thomas Dingley presented this application. He would like 2 building built. First floor retail and second floor residential. He is also asking for a parking variances from the required 60 spaces to 47 spaces. He will do a lot line adjustment down the middle of the two proposed buildings and a 7 foot variances on each side. Dumpster location was shown on the renderings Mr. Dingley provided. He will need to go before the Planning Board as well. Mr. Hoffman stated that he has a concern with people pulling in on the right side and not having a place to park and trying to turn around along with other vehicles possibly. Mr. Dingley feels signage can fix that. The Planning Board will also take a look at this per Chairman French.

Mr. Cioffi stated the town highway department does not maintain Front Street.

Public Hearing Opened:

No one wishing to speak.

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

County: Local consideration shall prevail per Mr. Cioffi.

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

Unlisted Action per Chairman French.

All SEQRA questions were asked and answered by Board Members.

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

Motion made to approve by Mr. Hoffman and seconded by Mr. Crucetti.
Roll call vote: Masone, Crucetti, French, Hoffman. All in favor.

Old Business: None

Meeting Minutes Approval: Motion made to approve July 2025 meeting minutes as presented by Mr. Masone and seconded by Mr. Hoffman. All in favor.

Motion made to adjourn at 6:55pm by Mr. Masone and seconded by Mr. Hoffman. All in favor.

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.**