

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198
Meeting Minutes
March 11, 2020

Attendance: John Dalmata, Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner (Building Department), Robert Ewing, Tony Crusetti, Louise Germinerio-absent, Al Kolakowski (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French also explained the special permit rules and what this board does.

New Business:

Application 20-03, for the area variance request of Anna Lenaghen, (Eadylin's Table), 175 Main Avenue, Wynantskill, NY 12198, for relief from restrictions limiting businesses to two signs in a business district, for the purpose of allowing one pylon sign and two building wall signs with some additional signage, at the property located at 175 Main Avenue, Wynantskill, NY 12198 in a Hamlet district, having parcel ID#: 124.6-10-7.

Acting Chairman Dalmata stated she leases the building from his father in law but will not impair his judgement. Ms. Lenaghen explained that she would like an additional sign for her establishment and stated visibility is very difficult and would like the sign so people can see it. Both will be above the entrance doors (one on the window which would include decals and lettering). Per Mr. Miner she is allowed the two additional signs however she will need window signage that will need to be approved. The two signs on the building will be 25 feet in diameter.

Public Hearing Opened:

Andrew Mair, Defreestville: Concern is if this business is allowed to have these variances for these signs will other businesses want to follow suit and what effect would this have if she is allowed.

Mr. Miner stated there have been other businesses on Main Avenue that have asked for additional signs and they have been approved. He also state her cumulative sg footage is still under half the accumulative square footage.

Mr. Dalmata stated you will only be able to see one at a time

Motion made to close the public hearing by Mr. Dalmata and seconded by Mr. Ewing.

Unlisted so no SEQRA per Mr. Miner.

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Ms. Lenaghen stated the window signs would have a white vinyl frost look with signage, other windows would state "coffee house, breakfast, etc. She is not sure how large the font would be.

Undesirable change character of neighborhood: No, consistent with other businesses on Main Ave.

Benefits sought by applicants are pursued other than area variance: No

Substantial: No under cumulative square footage

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude.

Unlisted action, SEQRA questions were asked and reviewed by board members.

Motion made for a neg dec by Mr. Ewing and seconded by Mr. Crusetti. All in favor.

Conditions: Subject to Building Department to review to approve prior to installation of window decals.

Motion made to approve with above condition by Mr. Crusetti and seconded by Mr. Ewing.

Roll call vote: Dalmata, Crusetti, Ewing. All in favor.

Application 20-04, for the area variance request of Rodney Ann Agostine, 323 Peck Road, Wynantskill, NY 12198, for relief from minimum separation distance of an accessory building to the primary structure of 12 ft, for the purpose of allowing a shed 4 ft. from the primary structure, at the property located at 323 Peck Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.14-5-3.22.

Ms. Agositine moved in with her Mom and needed extra storage and asked boyfriend to build her shed so he did and did not know she needed permission for the shed. She would like to keep the shed and is asking permission to do so.

Mr. Dalmata asked if the shed could be moved. Her boyfriend stated not without a lot of work and there is nowhere on the property to move it to. It is a 10x12 shed used to store lawn mowers tool and yard stuff.

Chairman French stated the 12 feet is archaic but construction wise it is fine per Mr. Miner. 10 feet high was based on a BD long ago (fire prevention building code).

Property 75 feet wide and home is center of the property. There is 31 feet from edge of driveway to house. Cannot put on left and not enough room to put on right. Chairman French stated moving it would destroy it. The shed was built about two months ago. BD discovered it by driving by and saw it. There was no complaint per Mr. Miner.

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Ms. Agostine said her Mom will not let her throw anything away and would consider moving if after she cleans out the basement.

Public Hearing opened:
Andrew Mair stated this is 67%.

Motion made to close public hearing by Mr. French and seconded by Mr. Crusetti. All in favor.

Type II SEQRA, single family home. No business being operated from home.

Undesirable change character of neighborhood: No, consistent in that area

Benefits sought by applicants are pursued other than area variance: No other way but take it down

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude.

Motion made to approve by Mr. French and seconded by Mr. Crusetti.

Roll Call vote: Dalmata, Crusetti, French, Ewing. All in favor.

Motion made to approve February 2020 Minutes by Chairman French and seconded by Mr. Ewing. (Dalmata abstained) All in favor.

Motion made to adjourn at 7:10 by Mr. Crusetti and seconded by Mr. Ewing.