

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198
Meeting Minutes
July 8, 2020

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, July 8, 2020 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that public hearings will be held before the Zoning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

Time & Place: July 8, 2020 beginning at 6:30 pm
VIA LIVE STREAM

www.townofng.com (Click on the top banner that says: Watch Town Meetings, then click on the Zoning Board Meeting link)

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: building@townofng.com or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Zoning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Wednesday, July 8, 2020 beginning at 6:30 pm. The following applications will be heard:

Attendance:

Attendance: John Dalmata-absent, Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner (Building Department), Robert Ewing, Tony Crucetti, Louise Germinerio, 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 20-12 The area variance request of David Tomlinson, 22 Crestwood Lane, Troy, for relief from front setback requirements of 35 feet, for the purpose of allowing a front setback of 15 feet AND for relief from 110 foot width at setback requirements, for the purpose of allowing a 105 foot width at setback in order to construct a single family residence on proposed lot B at the property located at 22 Crestwood Lane, Troy in an R1 District having parcel ID # 123.11-1-7

Mr. Tomlinson spoke to the board about what he would like to do. He wants to move the house forward closer to the street to move himself away from the water issue.

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Applicant submitted a map to the board. There is a catch basin in the rear of the property and he would like to move the home a little further away from that. There is a water issue behind him and he feels this would resolve that.

There is sewer and water available as well.

Public Hearing opened:

One mail from Andrew Mair was received: He noted it is more than the 50% the board uses as a benchmark. Chairman French read the email into the record.

No other information received.

No one wishing to speak.

Per Mr. Miner no other email or phone correspondence.

Motion made to close the public hearing by Mr. Crucetti and seconded by Ms. Germinerio.

Mr. Miner stated county commented local consideration shall prevail.

Chairman French asked Mr. Tomlinson if he could get the front setback from 15 feet to 18.5 feet which would reduce the overall 50% rule. Applicant is willing to do that.

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: No unless you impact other homes.

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude.

Type II SEQRA

Motion made to approve as requested by Mr. Crucetti and seconded by Ms. Germinerio.

Roll call vote: Crucetti, French, Germinerio, Ewing.

Application 20-13 The area variance request of Katie Willett, 171 Bloomingrove Drive, Troy NY 12180, for relief from restrictions prohibiting an accessory building in a front yard, for the purpose of allowing an addition to the existing garage into the front yard of the property located at 171 Bloomingrove Drive in an R1 District having parcel ID # 123.14-7-6

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Mr. Miner explained the situation of the applicant. Mr. Willett spoke about the application. He said he has items that need to be stored. He has a shed now and there is a water issue there. He would like to come in over the lower driveway. He said he would match this new structure with the brick and design of his current home.

Mr. Willett did disclose that he runs his own business off site from his home.

Public Hearing opened:

Mr. Miner stated he received no other emails or calls.

Chairman French read correspondence from Andy Mair and read it for the record.

No other comments.

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

Undesirable change character of neighborhood: No.

Benefits sought by applicants are pursued other than area variance: Yes but it would be “ugly” and neighbors would not appreciate that.

Substantial: No

Adverse effect on physical and environmental conditions: No

Self created: Yes however does not preclude.

Conditions: Meet with highway superintendent for review and possible catch basin in area. Screening on south side of garage. Match existing house to blend.

Motion made to approve with conditions by Mr. Ewing and seconded by Mr. Crucetti.

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

No Motion made to approve June 10 meeting minutes - they will act next month.

No Motion made to approve June 24 meeting minutes - no one had a chance to look at so they will act next month.

Motion made to adjourn at 7:13pm by Ms. Germinerio and seconded by Mr. Crucetti.

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com.