

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198
Meeting Minutes
January 13, 2021

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, January 13, 2021 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: January 13, 2021 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, January 13, 2021 beginning at 6:30 pm. The following applications will be heard:

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

John Dalmata is acting Chairman for this meeting. He explained how the ZBA operates.

Old Business: None

New Business:

Application 21-01, for the special permit request of John & Tania De Rosier, 136 Pine Street, Rensselaer, NY 12144, for the purpose of having chickens, at the property located at 136 Pine Street, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.17-5-13.

John and Tania DeRosier explained their application. They have two daughters and wanted to do this project to show the benefit of raising chickens and having eggs. She said her husband made the chicken coop that is safe against predators. This is to be fun and educational for the family. They currently have two chicken.

Mr. Hennigan commented on the application and DeRosier stated they have re-homed the rooster. Mr. Miner read his comments. He opposes the application if they will be allowed roosters.

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Mr. Dalmata asked them to described the coop and run area in place. They explained 8 sq feet of floor space that is covered and a run enclosure that is 140 sq feet and is enclosed and covered to keep predators out and doors that lock. Composting of waste will be put in their own compost pile to use for their garden.

Chairman Dalmata stated the requirements of: 6 bird limit, no roosters, waste disposal plan, coop and run be enclosed on all sides and on the ground so another animal cannot dig under the run. Metal and rodent proof food storage containers are also required. No free ranging as well. Coop and waste container no closer than 20 feet from property line.

The DeRosier's said the distance between the property lines for the compost is closer to the house and about 50 feet from neighbors.

Chairman Dalmata noted we have had no issues so far with the applications for chickens that they have granted so far.

Public Hearing opened:

No other comments have been made.

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

Mr. Miner stated local consideration shall prevail from County.

Type II SEQRA

Motion made to approve with above conditions by Mr. Crucetti and seconded by Ms. Germinerio.

Roll Call vote: Crucetti, Dalmata, Ewing and Germinerio. All in favor.

Application 21-02, for the special permit request of Laura Hyler, 117 California Ave, Rensselaer, NY 12144, for the purpose of having chickens, at the property located at 117 California Ave, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 144.26-11-6.

Ms. Hyler explained her application. She would like to have 2-6 chickens. She plans on having the coop totally enclosed with chicken wire including the ground. Waste will be composted in her back yard. Food storage she will purchase the necessary covered food storage bin.

The coop and compost will be at least 30 feet from the property line in the back of her yard.

Public comment is opened now to give people an opportunity to comment while the application is being heard.

She is looking at a coop that includes the run. It is about 6 foot high and 8 foot long.

County: Local consideration shall prevail per Mr. Miner.

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Mr. Miner read the 1 written comment. Kevin Seiden Jr.:They do not support the application as written because it does not provide enough information. Ms. Hyler stated she has an issue with the Seiden's that now involves an attorney so she is not surprised they have commented. She stated their fence is on her property line and is hoping it be moved anyway. Special permits are with the applicant not the property so if someone else moves in the home and she leaves the new homeowner will need to submit an application for chickens per Mr. Miner.

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

Chairman Dalmata sated the requirements of: 6 bird limit, no roosters, waste disposal plan, coop and run food storage containers are also required. No free ranging as well. Coop and waste bin located no closer than 30 feet from neighbors property line and 20 feet from all other property lines.

Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Ewing. Roll Call vote: Crucetti, Dalmata, Ewing and Germinerio. All in favor.

Application 21-03, for the use variance request of Peter Enzien, 4 The Crossways, Troy, NY 12180, for the purpose of allowing additional LED message board signage, at the property located at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (commercial) district, having parcel ID#: 144.2-4-8.

There has been a request to table to another time per Chairman Dalmata.

Motion made to table until February by Mr. Ewing and seconded by Ms. Germinerio.

Motion made to approve December 2020 minutes will be done at the February meeting.

Motion made to adjourn at 7:09pm by Ms. Germinerio and seconded by Mr. Crucetti. Mr. Dalmata may not be available for the February meeting.

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