

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
October 27, 2021

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

Old Business: None

New Business:

Application 21-35, for the area variance request of SY Kim Land Surveyor, 424 North Greenbush Road, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 5ft. from the front property line and the allowance of an LED sign message sign 5 ft. from the front property line, at the property located at 424 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-7. (Tabled from last month/applicant did not attend meeting)

Chris Constantine spoke about the application. There is no plot plan per Chairman French regarding any information on the sign. Mr. Constantine did not have the size of the sign or a plot plan.

Public Hearing Opened:

One written comment was received from Andrew Mair and read by Chairman French for the record. No other comments were received.

Motion made to close Public Hearing by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion to table until the November meeting so the applicant can provide the needed documentation by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.

Application 21-39, for the area variance request of RA Momentum, LLC, 1 Madison Street, Suite 300, Troy, NY 12180, for relief from front setback requirement of 30 ft. for the purpose of allowing the construction of two twin homes, 20 ft from the front property line at 101 & 102 Giovanna Court, Troy, NY 12180, in a PDD district, having parcel ID #'s: 122.16-4-1 & 122.16-4-2.

Mike Roth representing RA Momentum. He is a licensed surveyor. Where the homes were originally planned there would be no back yard so they want to move the homes forward so there would only be 20 feet front setback. Mr. Crucetti asked by moving it up how will that effect the line of vision coming out of Giovanna Court?

**Zoning Board
Meeting Minutes
October 27, 2021
Page 2**

Mr. Roth stated and showed how that won't be affected. Mr. Ewing asked how this building is going to affect the other neighbors who have not yet had a home built that will now be looking at the side of this building. Mr. Roth stated they will be back 10 feet more and will be told when they purchase the land, about this building. Mr. Ewing also asked if the basin can be moved and Mr. Miner stated it can be reduced but not moved. Mr. Miner suggested possibly only moving it 5 feet instead of 10. That way it would not look so drastic. Mr. Roth said he would talk to the developer.

Public Hearing opened:

No one wishing to speak.

Mr. Miner: County local consideration shall prevail

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

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type II SEQRA

Motion made to approve with a 5 foot variance versus the 10 requested by Mr. Crucetti and seconded by Ms. Germinerio.

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

Motion made to approve July Meeting minutes by Ms. Germinerio and seconded by Mr. Crucetti. All in favor. Masone abstained.

Motion made to approve August Meeting minutes by Ms. Germinerio and seconded by Mr. Crucetti. All in favor. Masone abstained.

Motion made to approve September meeting minutes by Ms. Germinerio and seconded by Mr. Crucetti. All in favor. Masone abstained.

Motion made to adjourn at 7:00pm by Crucetti and Germinerio.

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. 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.**

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