

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**November 8, 2023**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, November 8, 2023, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

**Old Business:**

**Application 23-24**, for two area variance requests of Ted Delucia (Vision Planning Consultants, LLC), P.O. Box 442, Newtonville, NY 12128, for relief from minimum lot size requirement of 20,000 Sq. ft. AND a minimum width at setback requirement of 110 ft., for the purpose of constructing a single-family dwelling with a proposed lot size of 17,500 Sq. ft. AND a proposed width at setback of 100 ft., for the property located at 7 Gardner Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-17-10.

**New Business:**

**Application 23-27**, for the area variance request of A.J. Signs, 842 Saratoga Road, Burnt Hills, NY 12027, for relief from allowing more than two signs per business unit, for the purpose of installing additional building mounted signage on the west elevation above the entrance, for the property located at 76 North Greenbush Road (Fancy Feet Dance Studio), in a BG district, having parcel ID#: 123.9-2-6.

**Application 23-28**, for two area variance requests of Dave Tomlinson, 22 Crestwood Lane, Troy, NY 12180, for relief from front setbacks 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 102.57 foot width at setback in order to construct a single-family residence on proposed Lot B, for the property located in an R1 district, having parcel ID#: 123.11-1-7.

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](mailto:building@townofng.com).

**Please see the Zoning Board Page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: October 26, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.