

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
December 13, 2023

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Greg DeJulio, 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.

Old Business: None

New Business:

- **Application 23-29, for the special permit request of Heather Craven, 37 Van Leuvan Drive South, Rensselaer, NY 12144, to operate a home occupation aesthetics business within a single-family dwelling at the property located at 37 Van Leuvan Drive South, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 145.5-9-7.**

Heather Craven explained what she needed to the board. She is in the process of getting an aesthetics license. She will use a back room in her home. Facials, waxing, hair removal, make-up etc. and providing these services. She will also sell after-care products available as well. People will not be able to stop in and buy products. Only customers who have work done will be able to.

One customer at a time. Only one car at a time in the driveway. There will be no hazardous material on site or disposed of either. Her plan is to put a bathroom off the office for customers. She may need a small sharps box.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Mr. DeJulio and seconded by Mr. Masone. All in favor.

No written correspondence.

County: Local consideration shall prevail Per Mr. Cioffi.

All use questions were asked and answered by the board. But proper disposal of lancets and have a plan to do so.

Type II SEQRA

Motion made to approve by Mr. DeJulio and seconded by Mr. Crucetti. All in favor.

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- **Application 23-30, for the area variance request of Mark Impellizzeri, 3 Middle Road, Troy, NY 12180, for relief from front yard setback requirement of 40 ft., for the purpose of constructing a front yard addition 30 ft. from the front property line at the property located at 3 Middle Road, Troy, NY 12180, in an R1 district, having parcel ID#: 123.32-4-8.**

Mr. Impellizzeri spoke about his application. He would like to build an addition which is considered his front yard. He will keep the tree Mr. DeJulio spoke about. Chairman French has a concern and drove around the neighborhood. He saw no other house with this proposed configuration. Chairman French asked if there is any other way he can reconfigure this plan in any way. Can he put the garage 5 foot back so it is 5 foot less. Mr. Impellizzeri said they have a small house and this addition would help the family with the size they are proposing because they do not have a lot of living space. Roofing and siding: They are replacing the entire roof so it all will match and the builder will match the siding as best as he can per Mr. Impellizzeri.

Public Hearing Opened:

No one wishing to speak.

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

No written comment and local consideration shall prevail per Mr. Cioffi.

Undesirable change: No with mitigation.

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 condition that roofing and siding match existing by Mr. DeJulio and seconded by Mr. Crucetti. All in favor.

Chairman decided to hold off on approving November minutes until next meeting.

Motion made to adjourn at 6:55pm by Mr. Crucetti and seconded by Mr. Masone. All in favor.

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.**