

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
January 10, 2024

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, 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 24-01, for the area variance request of Matthew Duff, 42 Meadow Drive, Troy, NY 12180, for relief from setback requirement of 12 feet from an existing attached garage and relief from right side setback requirement of 10 feet to the property line, for the purpose of constructing a shed 10 feet from the existing attached garage and 4 feet from the right side property line, at the property located at 42 Meadow Drive, Troy, NY 12180, in an R1 district, having parcel ID#: 123.31-1-1.**

Mr. Duff explained his application. He would like to build a shed to clean up items from the garage and around his home and put his tractor in there as well. He explained why he needs to put it where he plans which is in line with the garage. His septic is in the rear of the property therefore he cannot put it back there.

Public Hearing opened:

No one wishing to speak.

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

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

Undesirable change: No and with some mitigation.

Benefits sought by applicant: No

Substantial: No

Adverse affect: No with mitigation. Possible catch basin on the driveway per Chairman.

Self created: Yes but does not preclude

Type II SEQRA

Conditions: Siding and roofing to match existing and one year to commence operations.

Motion made to approve with conditions above by Mr. Crucetti and seconded by Mr. Masone. All in favor.

No minutes were reviewed.

Motion made to adjourn at 6:45pm 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.**