

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
November 10, 2021

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner - Absent (Building Department), Robert Ewing-remotely, 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.

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.

Not Present – no drawing in file as requested either.
Board received written comment per Chairman French.

Motion made to postpone until December meeting by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Application 21-40, for the special permit request of Jamie Vooris, Brookside Baking Co., 7 Lucille Court, Wynantskill, NY 12198, for a home occupation for a home operated dessert shop, at the property located at 7 Lucille Court, Wynantskill, NY 12198, in a R 1 district, having parcel ID#: 124.9-3-1.

Ms. Vooris explained her application. She is baking desserts out of her home. She has a separate area in the basement with a freezer. Small home baking orders. Minimal traffic and she delivers. She receives amazon packages with her supplies. No truck deliveries. One to two orders a day. The most orders in a day though are three. She is just starting out with the business. She has no employees.

Public Hearing opened:

No one wishing to speak

No written correspondence

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

County: No information in the file.

All special permit questions were asked and answered by board members.

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Type II SEQRA

Motion made to approve as requested by Mr. Crucetti and seconded by Mr. Mr. Masone
Roll Call Vote: Masone, Crucetti, French, Germinerio, Ewing-remotely. All in favor.

Application 21-41, for the special permit and area variance request of Frannie Agostine & Matthew Cowan, 6 West Sand Lake Road, Wynantskill, NY 12198, for the continued approval of an in-law apartment. This existing dwelling unit exceeds the 1000 sf allowed by chapter 197-31, at the property located at 4 Pheasant Court, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 125.10-8-2.

Ms. Agostine spoke about the application. She is buying this home so her Mom can live there with her. The home she is purchasing has an in law apartment already there. There was a previous approval over 15 years ago. The stipulation on the approval is for the current owner that is why the new purchaser has to come before the board again. Herself, husband and mother will live in the units. If her Mom leaves she cannot rent it to college students etc. It is an in-law apartment per Chairman French.

Public Hearing Opened:

No one wishing to speak.

No written comments.

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

County: Nothing in file per Chairman French.

Condition: Must be a family member living in the unit. Permit cannot pass to next owner. Another owner must return to ZBA per Chairman French.

Type II SEQRA

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

Roll Call Vote: Masone, Crucetti, French, Germinerio, Ewing-remotely. All in favor.

Meeting Minutes: Motion made to approve October Meeting Minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 7:00pm by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.