

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 9, 2022

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Michael Miner - Absent (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 22-02, for the special permit request of Justin Roberts & Daniel Pu, 75 North Greenbush Road, Troy, NY 12180, for the purpose of having an on-site repair facility, at the property located at 75 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 123.9-2-6.

Mr. Pu described what he would like to do. There is already a used car dealership there that he has been operating out of there for a few months. He would like to not only be a used car lot but a repair business for their customers as well. Per Mr. Miner DMV is looking for a proper approval from the town. Only passenger vehicle repairs so they don't have to send the vehicles to a repair center. Chairman French asked what he anticipates he will do if they have to store unrepaired vehicles. Mr. Pu stated there is a little area behind the shop they can store vehicles there if they are waiting for parts to repair a vehicle. However, there is room in the shop to also store it. Mr. Pu wants to make the property and lot looking respectable and nice. They plan to do some renovations to the building as well. Because of the building up of the area he does not want a run down shop right there. Mr. Crucetti asked how Judy's feels about Mr. Pu using the rear of the building. Mr. Pu stated he has informed the owners and they understand about the storage of a vehicle now and then. Mr. Pu stated they want to provide any service a customer needs. They will not advertise heavy repairs or towing operations mostly oil changes and minor repairs. A tow truck will bring vehicles to him periodically for repairs but he is not operating any towing there.

Mr. DeJulio asked if he will limit the number of long term projects and he will and the board will limit the number of cars that can be stored there.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Crucetti and Masone. No written comments received.

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County per Mr. Miner: Local consideration shall prevail.

Vehicles that are dropped off after business hours will be left in front of the garage doors and moved when opened in the morning.

Hours of operation: 9am-6pm Mon-Sat closed Sunday.

Conditions: No towing, limit to 3 vehicles behind the building being stored.

SEQRA: All questions were asked and answered by the board.

Motion made for a SEQRA neg dec by Mr. DeJulio and seconded by Mr. Crucetti.

Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Motion made to approve with above conditions by Mr. Crucetti and second by Mr. Masone.

Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Application 22-03, for the special permit request of Jetta Hall, 428 North Greenbush Road, Rensselaer, NY 12144, for the purpose of having a home occupation, at the property located at 428 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-9.1.

Ms. Hall spoke about her application and explained to the board. She stated they started their business in 2009 and had that business next to Taco Bell but the home was torn down for that project. They rent from Jim Constanza. ½ house ½ business again is what they are requesting. The business will not get larger and no expansion. They will employ the same people. She feels the current parking (old beauty salon). There will be needle sharps containers that they dispose of by the company picking up the sharps containers. Each station has a small sharps container and then disposed of in the larger container. At most 4 clients and 1 piercing customers but only three at the most at one time.

First floor and second 1900 sq feet. Business 900 sq feet. They will utilize the rest of the building for personal living.

They have a small break room on the first floor and the actual kitchen is on the second floor.

Public Hearing Opened:

No one wishing to speak

Motion made to close public hearing by Mr. Masone and seconded by Mr. Crucetti.

County: Local consideration shall prevail per Mr. Miner.

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SEQRA: All questions were asked and answered by the board.

Motion made for a SEQRA neg dec by Mr. DeJulio and seconded by Mr. Crucetti.
Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.
Conditions: No conditions

Motion made to approve with above conditions by Mr. Masone and seconded by Mr. Crucetti.
Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Application 22-04, for the special permit request of Michael & Kamela Sager, 1573 Second Street, Rensselaer, NY 12144, for the purpose of having a care giver/care receiver apartment within a proposed single family home, at the property located at 37 Mammoth Spring Road, in an AR district, having parcel ID#: 146.-2-61.12.

Mr. Sager explained his application. The board received a sketch of the home. They have owned the property for 12 years and have not developed it. His parents are trying to sell their home and downsize and he needs to be able to keep an eye on them and have them be able to spend more time with their daughter. He will be building a home with an in-law apartment if approved. He made the plans smaller so the in-law was under 1,000 sq feet.

Mr. Miner explained the design criteria and does not see any issues. Mr. Miner did say the CO will list his parents as the occupants as well and if they no longer live there, a new approval will have to be made with this board.

Public Hearing opened:

No one wishing to speak.

Motion made to close public hearing by DeJulio and Masone.

Conditions: none except for local law conditions per Mr. Miner

Motion made to approve by Mr. Crucetti and seconded by Mr. Masone

Roll call vote: Masone, Crucetti, French, DeJulio, Germinerio. All in favor.

Application 22-01, for the area variances request of Tom Rento/Bloomingrove Drive, LLC, 2080 Western Avenue, Suite 115, Guilderland, NY 12084, for relief from rear setback requirement of 30ft for the purpose of allowing a 9.3 ft. setback, for relief from maximum building footprint allowance of 10,000 sf. for the purpose of allowing a 30,000 sf. building and for relief of parking requirements of 200 spaces in order to allow a total of 176 parking spaces, at the properties located at 614 & 616 Bloomingrove Drive, in a BG district, having parcel ID#s:133.-2-17, 145.-7-5 & 145.-7-1.132.

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Applicant asked to be moved to the March meeting.

Motion made to approve January Meeting Minutes by Crucetti and Masone. Mr. DeJulio abstained

Motion made to adjourn at 7:20pm 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.**