

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
June 14, 2023

Attendance: Richard French (Chairman)-Absent, Leanne Hanlon (Secretary), Tony Crucetti, Louise Germinerio, Michael Masone, Greg DeJulio-Acting Chair tonight, Eric Cioffi-Building Department, Al Kolakowski (Legal Counsel).

Greg DeJulio opened the meeting with the Pledge of Allegiance and roll call. He also explained the special permit rules, use variances and how the board operates.

Application 23-11, for the special permit request of Alfred A. Deeb, 25 Atlantic Avenue, Wynantskill, NY 12198, for the purpose of being a temporary caregiver at the property located at 25 Atlantic Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 113-17-7-8.

Mr. Deeb stated they run and founded Isiah Sixty One Glory House (maternity home). They are affiliated with Heartbeat International as well. He stated they have "done their homework" to form the organization. Take in girls between the ages 18-25. They are referred to them and an application they must complete. Volunteers have to undergo a background check as well. The girls have to be interviewed before they are accepted. They have had 3 women that stayed in their home while pregnant. He has raised 9 children in that home. He understands the parking issues when he has family over. He has 5 letters from neighbors in favor of this. Mr. Crucetti asked that he had 3 other women staying there. Mr. Deeb stated he did not know that he had to go before the board. Mr. DeJulio asked where they park or will they not have vehicles. If they did they would make arrangements that they cannot bring a car. How many other people will be there? No just his wife, him, daughter. They are staying in separate rooms per Mr. Deeb. The girls will have interaction with their family as well. Mr. Deeb stated he wants these girls to be in a family setting and there is no cost to the women. Mr. DeJulio asked if they would have visitors and Mr. Deeb stated typically no but it is possible, but no overnight guests.

Mr. Masone asked if there is a stipulation for off road parking of 3 will he provide off street parking for them and work something out. There will not be cars on a regular occurrence. Average length of time is 3 months after birth. But they will offer help with other things if they need it after that. Mr. Deeb stated eventually there will be a home in Albany and they will not use their home on Atlantic. Roseanne Deeb also spoke who is the ex. director.

Public Hearing Opened:

Laura and Andrew Davey: 29 Atlantic Avenue: They were not asked to fill out anything. They feel this is an admirable of them but not next to their home. The road is very narrow and there is no room and an Airbnb on one side and ow this possibly? They have a concern about people who may be looking for these girls and around the neighborhood. Atlantic is a problem street

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and people park on the street all the time. They love the Deebes however women could be coming with mental health issues, escaping domestic violence, questionable visitors etc. is a big concern.

Mr. DeJulio checked with the town about the Airbnb and the town has no regulations for that.

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

Correspondence that was received was read into the record by Mr. DeJulio.

Per Mr. Cioffi no correspondence from the county.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No with stipulations, the board will put on this.

Self created: Yes, but does not preclude

Type 2 SEQRA

All other questions were asked and answered by the board.

Mr. Masone wants to ensure that Mr. & Mrs. Deeb have read the town code for the caregiver because there is a lot of information. Mrs. Deeb has read that code. She stated the only thing is that it reads they can only have two rooms so they will change that part of the plan.

Conditions: comply with code-197-31.1. Extend the driveway so there is no on street parking for temp residents.

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

Application 23-12, for the special permit request of Kyle Hanlon & Sonya Hanlon, 17 Sharpe Avenue, Wynantskill, NY 12198, for the purpose of raising chickens, at the property located at 17 Sharpe Ave, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.10-13-1.

Mr. Hanlon spoke about his application. They have a double lot. They want to raise chickens. They have cleared some land in the back for the coop and chickens. No free range. He stated it will be a small coop. no more than 12 feet total in length and 6 feet wide. He has a friend that owns a farm where the waste will go.

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Conditions: Feed properly stored, no rooster, fenced on all sides and bottom to prevent predators, plan for waste removal, no free range, no more than 6 chickens.

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.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

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

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

Application 23-13, for the special permit request of Nicole Manzer, 10 Baker Avenue, Wynantskill, NY 12198, for the purpose of raising chickens, at the property located at 10 Baker Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.10-6-3.

Ms. Manzer spoke about her application. She presented a picture of the coop to the board that she purchased. Her children want chickens. She has a fenced in yard and only have one neighbor. She will compost herself. She will ensure there is no smell. She has spoken to her neighbors about this as well.

Public Hearing opened:

No one wishing to speak.

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

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Conditions: Feed properly stored, no rooster, fenced on all sides and bottom to prevent predators, plan for waste removal, no free range, no more than 6 chickens.

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

Application 23-14, for the area variance request of David Hostig, 7 Michaels Way, Troy, NY 12180, for relief from setback requirements, for the purpose of a newly installed inground swimming pool 18.1 ft. from the right-side property line, at the property located at 7 Michaels Way, Troy, NY 12180, in an R1 district, having parcel ID#: 123.1-14.32.

Mr. Hostig spoke about the application and stated the contractor made the error when the pool was installed and he is coming before the board for approval. It is 1.9 feet from the property variance.

Public Hearing opened:

Mr. Robert Kowalchick, 2 Catherine Avenue. He gave some history on the division of those lands. His concern is that there is a roadway and he has no fence.

Keep the roadway maintained and opened and he maintains this private road where the pool is over. He wants as much away from this roadway. And not complain about the roadway because it is close to Mr. Hostig. There is a temporary fence around it now and Mr. Hostig will get a permanent one soon.

Tom Abbott: 76 Bloomingrove: he has no concerns with the pool and as long it does not affect the right away.

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

Undesirable change: No with conditions

Benefits sought by applicant: No

Substantial: No

Adverse affect: No with conditions

Self created: Yes but does not preclude

Conditions: When it is time for the fence to be installed the building department and other interested neighbors see this and review this and everyone is happy. No infringement on existing right of way.

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

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

Application 23-15, for the area variance request of Eric & Laurie Willson, 170 Winter Street Extension, Troy, NY 12180, for relief from setbacks requirements, for the purpose of constructing a 3 season room and a single bay garage on the west side of the existing home 5 ft. from the left-side property line, at the property located at 170 Winter Street Extension, Troy, NY 12180, in an R1 district, having parcel ID#: 123.07-1-2.

Mr. and Mrs. Willson spoke about the application. They live at 162 Winter Street Extension. They are moving from the large home to the small home. They would like to install a garage and a 3 season room. They can't put it back further because of the septic system. They own the house on the other side as well where his Mom lives. Mr. DeJulio asked about a 3 season room. Mr. Willson stated it will be behind the garage and not visible. Mr. Willson provided pictures to the board. Mr. DeJulio asked if they need to remove any trees and he will need to but will limit what he has to absolutely take down.

Public Hearing opened:

No one wishing to speak.

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

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes, but does not preclude

Type 2 SEQRA

Conditions: Siding and roofing materials will match.

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

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

Application 23-16, for the area variance request of Saxton Sign Corp., 1320 Route 9, Castleton, NY 12033, for relief from sign square footage requirements, for the purpose of constructing a pylon sign with 100 sf. per side, at the property located at 502 North Greenbush Road (Bloominggrove Commons), Rensselaer, NY 12144, in a BG district, having parcel ID#: 133.-2-15.12/502.

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Darron ?, Saxon Signs spoke about the signage. They want a pylon sign for Chic-fil-A and Aldi's. There will be 5 tenants panels on the signage. Sign will light up and Mr. DeJulio asked when it will go off. One hour before and one hour after per the board to have the sign on. And it will shift down to be less lit later in the night.

Public Hearing opened:

Public Hearing opened:

No one wishing to speak.

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

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes, but does not preclude

All SEQRA questions were asked and answered by board members.

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

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

Condition: Sign will be dimmed or turned off one hour before and one hour after.

Motion made to approve with above condition by Masone and Crucetti.

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

Minutes: Motion made to approve May 2023 Minutes by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion made to adjourn at 8:09pm by Mr. Masone and seconded by Mr. Crucetti

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.