

ZONING BOARD OF APPEALS

IN ACCORDANCE WITH EXECUTIVE ORDER 202.1

NOTICE IS HEREBY GIVEN that public hearings will be held before the Zoning Board of the Town of North Greenbush with respect to the following matter at the time and place set forth below:

**Time & Place: April 7, 2021 beginning at 6:30 pm
VIA LIVE STREAM**

www.townofng.com (Click on the top banner that says: Watch Town Meetings, then click on the Zoning Board Meeting link)

Due to the current COVID-19 pandemic and Gov. Cuomo's executive order 202.1, at this time, the public is not able to participate in person during the hearing. All application materials are available for review on the Town's website. If you would like to make a comment on the applications, all comments must be submitted via e-mail to: building@townofng.com or by phone 518-283-2714. In the event that the Governor's guidelines allow for participation in person, it will be noted on the Town's website. However, the Town will still continue with the live streaming of the Zoning Board public hearings and accept comments by email or phone.

Due to on-going social distancing requirements and to maintain the opportunity for the public to participate, the Town of North Greenbush will hold public hearings via teleconference and videoconference on Wednesday, April 7, 2021 beginning at 6:30 pm. The following applications will be heard:

Old Business:

Application 21-09, for the area variance request of 128/130 Main Ave, LLC, P.O. Box 370707, Brooklyn, NY 11237, for relief from the number of parking spaces required (69 spaces), relief from front setback requirements of 25 ft., for the purpose of allowing a modification to the existing site plan with a proposed **35 spaces** and a front setback of 13.9 ft. AND for approval of an LED sign with relief from front setback requirements for a free standing sign of 15 ft., for the purpose of allowing a freestanding sign 3 ft. from the front property line, at the property located at 115 Main Avenue, Wynantskill, NY 12198, in a Hamlet (H) district, having parcel ID#: 124.5-3-20. (Tabled from March meeting but Public Hearing closed)

New Business:

Application 21-11, for the special permit request of Timothy Ruffinen, 42 Baker Ave, Wynantskill, NY 12198, for the purpose of having chickens, at the property located at 42 Baker Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.-2-27.2.

Application 21-12, for the special permit request of Jenaleigh Schroeder, 42 Franklin Ave, Wynantskill, NY 12198, for the purpose of having chickens, at the property located at 42 Franklin Ave, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.9-4-12.

Application 21-13, for the special permit request of Suzanne O'Connor, 22 Simmons Road, Wynantskill, NY 12198, for the purpose of having chickens, at the property located at 22 Simmons Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.13-1-1.

Application 21-14, for the special permit request of Justin & Colleen Wise, 15 Miller Road, Rensselaer, NY 12144, for the purpose of having chickens, at the property located at 15 Miller Road, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 145.9-1-18.

Application 21-15, for the area variance of Lawrence Dickinson, 403 West Sand Lake Road, Wynantskill, NY 12198, for relief from pool setback requirements of 20 ft. for the purpose of allowing a swimming pool 10 ft. from the side property line, at the property located at 30 West Sand Lake Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-10-5.

Application 21-16, for the area variance request of Charles Emery, 4090 NY Rt. 43, Wynantskill, NY 12198 for relief from restrictions prohibiting an accessory building in a front yard, for the purpose of allowing a 12 X 24 shed in the front yard of the property, at the property located at 4090 NY Rt.43, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-6.

Application 21-17, for the area variance request of Feliks Zygawski, 33 Carrie Ct, Wynantskill, NY 12198, for relief from minimum lot size requirements, front setback requirements and side setback requirements, for the purpose of allowing a single family to be building on a lot having 5,000 SF with a front setback of 25 feet and side setbacks of 10 ft., at the property located at 10 Burns Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.13-8-16.

Application 21-10, for the area variance request of Alexis Diner (Nex Lekkas), 294 North Greenbush Road, Troy, NY 12180, for relief from side setback requirements of 20 ft., for the purpose of constructing a wood framed structure over the existing slab with a left side setback of 5.5 ft., **AND** for relief from maximum fence height restrictions of 6 ft. at the property located at 294 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-15-7.
(Tabled from March meeting)

If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com .

BY ORDER OF THE PLANNING BOARD DATED: March 25, 2021, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.