

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street
Wynantskill, NY 12198

Monthly Meeting Agenda
March 10, 2021

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, March 10, 2021 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

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: March 10, 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, March 10, 2021 beginning at 6:30 pm. The following applications will be heard:

Old Business: None

New Business:

Application 21-06, for the special permit request of Saulia Jesenia Cruz, 8 Douglas Avenue, Rensselaer, NY 12144, for the purpose of having chickens, at the property located at 8 Douglas Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.17-3-12.

Application 21-07, for the special permit request of Vincent Guntlow, 58 Indian Pipe Drive, Wynantskill, NY 12198, for the purpose of allowing approximately 500 cubic yards of clean fill to be placed at the property located at 58 Indian Pipe Drive, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.2-1-51.

Application 21-08, for the area variance request of Scott Sawyer, 459 NY Highway 351, Poestenkill, NY 12140, for relief from restrictions prohibiting an accessory building in a front yard, for the purpose of allowing a 21 x 50 sf. accessory building in the front yard 10ft. from the side property line, at the property located at 360 Peck Road, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 135.10-4-3.

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.

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., at the property located at 294 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-15-7.

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: February 26, 2021, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.