

ZONING BOARD OF APPEALS

Town of North Greenbush

2 Douglas Street

Wynantskill, NY 12198

Monthly Meeting Agenda

October 10, 2018

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, October 10, 2018 for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

Approval of Minutes

Old Business

Application 18-23, for the area variance requests of 128-130 Main Avenue, LLC, P.O. Box 370707, Brooklyn, NY 11237, for relief of maximum building footprint restrictions of 5,000 SF, minimum parking requirements of 67 spaces, and minimum side parking setback requirements of 6 ft, and front setback requirements of 15 ft, for the purpose of constructing a 10,000 SF retail building with 47 parking spaces, at the property located at 128-130 Main Avenue, Wynantskill, NY 12198, in an H (Hamlet) district, having parcel ID#: 124.05-6-15.1 and 124.05-6-15.2. **The public hearing was closed at the previous meeting and this is an agenda item for the ZBA only**

Application 18-24, for area variance request of Jeffrey Knox, Red Sea Development, 20 Carpenter Way, Clifton Park, NY 12065, for relief from minimum lot size requirements of 20,000 SF, relief from front setback requirements of 35 ft and relief from side setback requirements of 20 ft and relief from maximum lot coverage of 20%, for the purpose of constructing a single family home having a lot size of 6,000 SF, a width at setback of 60 ft, front setback of 30 ft, rear setback of 30 ft and side setbacks of 12 ft, with a total lot coverage of 23%, at the property located at 1006 Wisconsin Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 144.26-8-4-1.

New Business

Application 18-26, for the area variance of Deborah Sobieszek, 59 Higgins Road, Wynantskill, NY 12198, for relief from restrictions prohibiting an accessory building located in a front yard, for the purpose of allowing a 12 X 14 shed in the front yard of the property located at 59 Higgins Road, Wynantskill, NY 12198, in an AR district, having parcel ID# 146.-2-62.

Application 18-27, for the area variance of Vanderheyden Hall, 614 Cooper Hill Road, Wynantskill, NY 12198, for relief from rear setback requirements of 35 ft and side setback requirements of 20 ft, for the purpose of subdividing the existing property, located at the property at 614 Cooper Hill Road, Wynantskill, NY 12198 in an R2 district, having parcel ID# 124.-5-12.1

BY ORDER OF THE ZONING BOARD OF APPEALS DATED: September 28, 2018, RICHARD FRENCH, CHAIRMAN, ZONING BOARD OF NORTH GREENBUSH.