

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**September 8, 2021**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, September 8, 2021, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

**Old Business:** None

**New Business:**

**Application 21-34**, for the area variance request of Dave Evans, 430 Dick Road, Depew, NY 14043, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 0 ft from the property line, at the property located at 263 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#: 123.17-4-39.

**Application 21-35**, for the area variance request of SY Kim Land Surveyor, 424 North Greenbush Road, for relief from front setback requirements of 15 ft., for the purpose of allowing a business sign 5ft. from the front property line and the allowance of an LED sign message sign 5 ft. from the front property line, at the property located at 424 North Greenbush Road, Rensselaer, NY 12144, in a BN district, having parcel ID#: 134.13-1-7.

**Application 21-36**, for the use & area variance requests of Edward M. Sossner, 399 Albany Shaker Road, Albany, NY 12211, for the purpose of allowing a single family residence to be constructed in a C (commercial) district and for relief from minimum lot size requirements of 5 acres and setback requirements of 50 ft., for the purpose of constructing a single family home on 1.02 acres with a front setback of 35 ft., side setbacks of 30 ft. and a rear setback of 40 ft., at the property located at 504 Bloomingrove Drive, Rensselaer, NY 12144, having parcel ID#: 134.-1-8.2.

**Application 21-37**, for the special permit request of Nicholas Martone and Valerie Mitchell, 4045 NY Rt. 43, Wynantskill, NY 12198, for the purpose of having a home occupation/dog grooming business, at the property located at 4045 NY Rt. 43, Wynantskill, NY, 12198, in an AR district, having parcel ID#: 146.-2-71.

**Application 21-38**, for the area variance of Scott Noel, 43 Haywood Lane, Rensselaer, NY 12144, for relief from front parking setbacks of 10 ft., for the purpose of allowing a front setback for parking of 6.7 ft., for relief from rear setback requirement sf. 25 ft., for the purpose of allowing a rear deck to be located 3 ft. from the rear property line, and for relief from minimum greenspace requirements of 25%, for the purpose of allowing development of the site with 23.5% greenspace, at the property located at 490 North Greenbush Road, Rensselaer, NY 12144, in a BG district, having parcel ID#: 134.17-16.2.

BY ORDER OF THE PLANNING BOARD DATED: August 27, 2021, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.