

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

**Monthly Meeting Agenda**  
**December 12, 2018**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, December 12, 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:** None

**New Business**

**Application 18-34**, for the area variance request of Jeffrey Deal, 18 Wanda Court, Troy, NY 12180, for relief of front setback requirements of 40 feet, for the purpose of constructing an addition 37.5 feet from the front property line, at the property located at 18 Wanda Court, Troy, NY 12180, in an R1 district, having parcel Idk#: 123.13-4-4.

**Application 18-35**, for the area variance request of Kathryn S. Dell, Esquire Properties of Troy, Inc., 298 North Greenbush Road, Troy, NY 12180, for relief from width at setback requirements of 200 feet, lot size requirement of 40,000 SF and rear setback requirements of 50 feet, for the purpose of subdividing the existing parcel creating lot A with a width at setback of 146.97, lot size of 30,315 SF and rear setback of 29.2 feet, at the property located at 21 Westernview Terrace (Lot A) in an R1 district, having parcel ID#: 145.05-12-13.

**Application 18-36**, for the area variance request of Kathryn S. Dell, Esquire Properties of Troy, Inc., 298 North Greenbush Road, Troy, NY 12180, for relief from width at setback requirements of 200 feet and front setback requirements of 50 feet, for the purpose of subdividing the existing parcel creating lot B with a width at setback of 166 feet, and front setback 30.3 feet, at the property located at 19 Westernview Terrace (Lot B) in an R1 district, having parcel ID#: 145.05-12-13.

**Application 18-37**, for the area variance request of John & Deborah Deluca, 58 Lorenzo Drive, Troy, NY 12180, for relief from rear setback requirements of 20 feet, for the purpose of constructing a sunroom and deck 8 feet from the rear property line, at the property located at 58 Lorenzo Drive, Troy, NY 12180, in R3 district, having parcel ID#: 123.11-6-40.

**Application 18-38**, for the area variance request of Peter Enzien, The Crossways, Troy, NY 12180, for approval of an LED sign, at the property located at 470 Winter Street Extension, Troy, NY 12180, in an R1 district, having parcel ID#: 123.18-11-1.

**Application 18-39**, for the area variance request of Peter Enzien, The Crossways, Troy, NY 12180, for approval of an LED sign, at the property located at 235/237 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID# 123.17-2-1.2/1.

**Application 18-40**, for the area variance request of Peter Enzien, The Crossways, Troy, NY 12180, for relief from front, side and rear setback requirements of 50 feet, for the purpose of constructing a car wash with front, side and rear setbacks of 25 feet, at the property located at 531 North Greenbush Road, Rensselaer, NY 12144, in a C (commercial) district, having parcel ID#L: 144.2-4-8.

**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 66 spaces, for the purpose of constructing a hardware store with a building footprint of 7,374 SF 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.

BY ORDER OF THE ZONING BOARD OF APPEALS DATED: November 30, 2018, RICHARD FRENCH,  
CHAIRMAN, ZONING BOARD OF NORTH GREENBUSH.