

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
April 9, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Westfall (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Raymond Hoffman, Al Kolakowski (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French explained specifically areas variances and explained the special permit rules and what this board is charged with. He also explained zoning and that the town board sets zoning.

New Business:

- **Application 25-03, for the special permit request of Daniel Seney Jr., 35 Mountain View Terrace, Rensselaer, NY 12144, for the purpose of raising chickens at the property located at 35 Mountain View Terrace, Rensselaer, NY 12144, in a R1 district, having parcel ID#: 145.5-1-2.**

Mr. Seney spoke about his application. He is engaged to the property owner (Emily McQuillan). He would like to have chickens for eggs. He composts the chicken waste. He currently has 4 chickens and does not plan on selling the eggs. He replaced his current can with a metal can. Conditions below were explained to Mr. Seney. He is more than 6 feet from the property line. He previously had a chicken coop fire and is replacing it.

Public Hearing Opened:

No one wishing to speak. No written correspondence per Mr. Cioffi

Motion made to close the public hearing by Mr. Masone and seconded by Ms. Germinerio. All in favor.

County per Mr. Cioffi: Local consideration shall prevail.

Conditions: No Roosters, covered all five sides for coop and dug into the ground and top, no more than 6 chicks, feed in a rodent proof container with appropriate lid, waste plan to be followed and he will compost waste, no free ranging, pen must be in rear yard, and no less than 15 feet from property line and rain will not affect it and relocate coop.

Type 2 SEQRA

All SEQRA questions were asked and answered by board members.

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Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Hoffman. All in favor.

- **Application 25-04, for the area variance request of Joseph Gazeley, 158 Sharpe Road, Wynantskill, NY 12198, for relief from exceeding the allowable cumulative total square footage (1,600 SF) of all accessory buildings and relief from the having more than two accessory buildings on one parcel, for the purpose of constructing a 22' x 40' accessory structure at the property located at 158 Sharpe Road, Wynantskill, NY 12198, in a AR district, having parcel ID#: 113.-3-17.**

Mr. Gazeley explained his application to the board. He has 3 classic cars to store and has run out of storage and needs to bring them in from the outside. Some items that are sitting out in the weather he would like to store in this proposed new building. Chairman Lacivita asked if he is going to consolidate any of the other smaller buildings. He does not plan to. The fabric frame shed is being removed and the plastic frame one is also being removed per Mr. Gazeley. Chairman Lacivita asked if he was doing any agricultural work and he is not. Mr. Gazeley showed the board from the rendering, where he plans to place this new building. Chairman is concerned about the precedence this will set because he is already over the number of accessory buildings on a property. If he was going to consolidate some of these other buildings Chairman would feel better about this request. He is looking for an additional 592 sq. feet. Currently he has 4 accessory buildings on his property. The board is trying to bring him more into compliance. He stated he doesn't want to take down any current buildings but would if he had to.

Public Hearing Opened:

No one wishing to speak.

No written correspondence.

Motion made to close public hearing by Mr. Crucetti and seconded by Mr. Masone. All in favor.

County: Local consideration shall prevail per Mr. Cioffi.

Undesirable Change: No by mitigation

Applicant can pursue: Yes by reducing number of buildings and he will.

Substantial: Yes

Environmental: No

Self Created: Yes

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Condition: Single Building up to 1000 square feet, 2 existing sheds in rear of lot on property to be removed.

Type II SEQRA

Motion made to approve with above conditions by Mr. Crucetti and seconded by Ms. Germinerio.

Roll Call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

- **Application 25-05, for the area variance request of John Keshecki, 531 Bloomingrove Drive, Rensselaer, NY 12144, for relief from fence height restrictions on a corner lot, for the purpose of installing a 6 ft. high fence in the front yard, at the property located at 531 Bloomingrove Drive, Rensselaer, NY 12144, in a R1 district, having parcel ID#: 134.13-5-4.**

Mr. Keshecki spoke about his application. He has a dog and two children. The current fence is in disrepair. 29 feet from Teliska Avenue and 20 feet from Bloomingrove. The new proposed fence will line up with the house and he has two front yards. He will not go past the large tree on the property. Mr. Cioffi stated good side faces out.

Public Hearing Opened:

No one wishing to speak.

No written correspondence.

Motion made to close public hearing by Mr. Masone and seconded by Mr. Crucetti. All in favor.

County: local consideration shall prevail per Mr.Cioffi.

Chairman Lacivita stated he recently saw a traffic study that showed 80% of traffic is speeding traffic. He said knowing that most of the traffic is speeding this fence will help with his children safety.

Undesirable Change: no

Benefits: No

Substantial: No

Adverse Affect: No

Self Created: yes but does not preclude.

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Conditions: Plantings on the exterior of the fence line (Bloomingrove side). Mr. Keshecki is agreeable.

Type II SEQRA

County: Local consideration shall prevail per Mr. Cioffi

Motion made to approve by Mr. Crucetti and seconded by Ms. Germinerio.

Roll call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

- **Application 25-06, for the special permit request of Celco Partnership d/b/a Verizon Wireless, 1275 John Street, West Henrietta, NY 14586, for a proposed telecommunications facility at the property located at 4478 NY-43, Rensselaer, NY 12144, in a AR district, having parcel ID#: 145.-8-11.**

James Lavelle regional Counsel for Verizon wireless spoke about the application. He provided a booklet to the board. The proposal is a 110 foot tower and extended to 114 with light on top. Tower, Foundation, Generator. 50x 50 foot fencing around tower. Mr. James Lavelle had the board refer to different tabs in the booklet he provided. This is intended to improve cell phone coverage in the area.

Chairman French stated he had a hard time locating the property. The application did not show any adjacent property owners per Chairman. Chairman French stated we have tried to keep towers out of densely populated areas. This proposed application is in a densely populated area per Chairman French. He is concerned about that as well as other board members.

Mr. Masone asked about studies of health concerns with cell towers. Mr. James Lavelle noted radiation studies and compared to items in your home. Less than 1% government regulation.

Mr. James Lavelle explained bandwidths as well as radio frequencies. Also, 3 additional companies (co-locators) can also go onto this tower.

This application is on the April PB schedule for a Public Hearing per Mr. Cioffi.

Mr. Lavelle stated that he is available for the board to answer any questions at his contact information on the application.

Public Hearing Opened:
No one wishing to speak.

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Motion made to table Public Hearing by Mr. Crucetti and seconded by Mr. Masone.
Written correspondence received from Kathryn Dell and read into the record and is opposed to this..

Mr. Cioffi stated that the reason the adjacent property owners were not listed on the application they were noted in the booklet Verizon provided. This was a point noted on the written correspondence read into the record.

Mr. Kowlaski asked if Verizon going to follow the design plans noted for the town. Mr. Lavelle stated this is in the booklet and would be built according to appropriate design. Mr. Lavelle will provide the town with an electronic version of the booklet.

Motion made to table the application so the board can read all the information provided and understand and do more research and come back next month by Mr. Hoffman and seconded by Ms. Germinerio. All in favor.

- **Application 25-07, for the area variance request of Paris Property Group, LLC, 375 North Greenbush Road, Troy, NY 12180, for relief from exceeding the maximum footprint of 10,000 SF, for the purpose of constructing a 4,992 SF warehouse addition, at the property located at 375 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-5.**

Matt Bonaparte representing. Furniture supply business has been rehabbed and opened. They now need a warehouse (5,000 sq feet). This would be off the rear structure. Mr. Bonaparte provided a rendering of the site to show the board. They have been before the PB as well.

Truck accessibility and how often will they will be running in and out per Chairman French? The company uses small box trucks that will be stored overnight next to the new proposed warehouse. Maximum square feet is 10,000 and the existing building already exceeds that per Eric Cioffi.

Chairman French noted the renovated building is beautiful. He has no doubt the new structure will diminish what they have already done. It abuts National Grid power lines. It does meet the required set back per Mr. Cioffi.

Public Hearing Opened:
No one wishing to speak.
No written correspondence.

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Motion made to close Public Hearing by Masone and Crucetti. All in favor.

Local consideration shall prevail per Mr. Cioffi.

SEQRA: All questions were asked and answered by Board members. (Part II)

Motion made for a neg dec by Mr. Masone and seconded by Mr. Hoffman. All in favor.

Roll Call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Motion made to approve as presented by Crucetti and Germinerio.

Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Motion made to approve February meeting Minutes (no March Meeting) by Mr. Hoffman and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 8:10 pm by Mr. Masone and seconded by Mr. Crucetti.

Old Business: None

All written public comments (mail, e-mail, faxes, or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com . **Please see the Zoning Board Page on the Town's website to view applications.**