

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
November 12, 2025

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, November 12, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

New Business:

- **Application 25-25**, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 31 Pheasant Lane (Lot #12), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-10.
- **Application 25-26**, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 33 Pheasant Lane (Lot #13), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-11.
- **Application 25-27**, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 34 Pheasant Lane (Lot #14), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-12.

Old Business: None

All written public comments (mail, e-mail, faxes, or hand delivered) are due to the Building Department at your earliest convenience or by 4:00 pm on the business day preceding the meeting; However, **Please be aware that due to our server's spam monitoring process, some emails have a 1-2 day delay.** If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@northgreenbush.gov **Please see the Zoning Board Page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: October 30, 2025, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.