

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
September 10, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi-Absent (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 25-21, for the Area Variances of John Ambuhl, 42 Marvin Avenue, Troy, NY 12180, for relief from front & rear setback requirements of 35' and maximum lot coverage of 10%, for the purpose of re-building a single-family dwelling at the property located at 68 Lakeshore Drive, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.14-2-8.**

Mr. Ambuhl spoke about his application. His spouse Susan Douglas read a statement as well which explained the single family home previously there which was destroyed by fire. She also stated they plan to keep the same footprint as the home that burned down. The proposed new home will not be bigger than the one that was there. Maximum lot coverage is 9.5%

Chairman stated this was a very detailed application and appreciates the effort they put into that.

Public Hearing Opened:

No one wishing to speak.

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

Single Family Home

Type II SEQRA

A wetlands permit has also been received by DEC for this project.

County: Local consideration shall prevail.

Chairman also noted that one of their neighbors contacted him with a few questions which he answered.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: No, the existing home had a fire.

Mr. Ambuhl stated this will be a "pre-fab home and most construction will be done off site.

Motion made to approve by Mr. Hoffman and seconded by Mr. Masone.

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

- **Application 25-22, for the Area Variances of Larry Adler/Brewteam NY, LLC, 3108 Vestal Pkwy E., Ste 1, Vestal, NY 13850 for relief from front setback requirements of 50' and parking requirement of 11 spaces, for the purpose of constructing a drive-thru only coffee stand at the property located at 531 North Greenbush Road, Troy, NY 12198, in a C district, having parcel ID#: 144.2-4-8.**

Mr. Sipperly-Verity Engineering spoke about the application. Larry Adler also spoke about the application. They are a franchise in NY. Drive thru only, beverage only double land drive thru. There is no drive thru window. Employees go to the vehicles and take orders and bring the items back to the vehicle. The building comes in three parts with a pad on site.

Chairman asked that he explain the business more. Per Mr. Adler this is a walk up only, no drive thru and no public r customers entering the building. Staff will approach the vehicle and take their order and deliver it.

5:30am-11:00pm. Deliveries are off peak hours during operating hours. There will be no public entering the building-only employees (about 4-5).

They currently have 7 other stores open in the area.

Mr. Sipperly stated there are now amendments to the original plan. (Corner Lot). The BD determined 11 are required but they are asking for a variance for 6 parking spaces. A new plan was distributed to the board. He is asking now for a single variance which is parking. They eliminated the other area variances the originally applied for and the variances exceed 50 feet so they do not need to have them on the application. They now propose 8 spaces and are required to have 11 therefore needing a variance.

Chairman asked about signage. Mr. Sipperly stated they have signage plans. Chairman French stated they will need a new application for signage because it was not on the original application. 3.8 acre parcel. Mr. Hoffman asked if he plans to match anything that is currently on the building that is there. Mr. Sipperly stated there will be brick and Chairman stated it must meet the Route 4 design guidelines. They will conform to that per Mr. Sipperly. Chairman asked about parking on the site (employees, etc).

Public Hearing Opened:

Chairman read a detailed letter that was sent regarding this application into the record. The letter was sent from Mr. Carl M. Fiocco. All board member read the letter. The applicant will receive this letter. Chairman French spoke to the BD and Chairman Lacivita from PB and they do not vie this situation as an issue as Mr. Fiocco stated. Mr. Fiocco also stated property line issues. Chairman stated this board does not deal with that and we are not allowed to look at that.

Motion made to close Public Hearing by Mr. Hoffman and seconded by Mr. Masone. All in favor. County: Local consideration shall prevail. The county did not comment on the driveway and property line. Chairman feels they have been mitigated. Public water and sewer per Mr. Sipperly.

Mr. Sipperly stated they plan to go before the Planning Board if this is approved tonight.

Unlisted Action

**Zoning Board
Meeting Minutes
September 10, 2025
Page 3**

Undesirable change: No
Benefits sought by applicant: No
Substantial: No (27%)
Adverse affect: No
Self created: Yes but does not preclude

SEQRA:

All questions were asked and answered by all board members.
Motion made for a neg dec by Mr. Crucetti and seconded by Mr. Masone.
Roll call vote: Masone, Crucetti, Germinerio, French, Hoffman. All in favor.

Motion made to approve as presented with amended map by Mr. Crucetti and seconded by Mr. Masone. All in favor.

- **Application 25-23, for the Area Variance of Jacqueline Evenhouse, Bloom Dispensary & Wellness, 716 Bloomingrove Drive, Rensselaer, NY 12144, for relief from front setback requirement of 15', for the purpose of installing a freestanding sign at the property located at 716 Bloomingrove Drive, Rensselaer, NY 12144 in a BN district, having parcel ID#: 144.2.4-1.**

Ms. Evenhouse explained her application. The front of building is where she would like to put the sign. It will be a two face sign. There is 27 feet between the street and the building. She is required to have 15 feet and she is requesting 5. (Between the concrete walk and the curb. Chairman stated she is allowed 32 square feet sign. She plans to do smaller though. The sign will be timber and it will be engraved and a light on it from the ground. No LED per Ms. Evenhouse. The sign will say "Bloom Dispensary and Wellness.

Chairman French stated look at the Rt. 4 design guidelines and she is aware of that.

Public Hearing Opened:

Andrew Mair, DeFreestville: State this is a 67% variance. This is substantial. He also stated it is 32 square feet so will this be a site issue on Bloomingrove Drive? Is there a better location for the sign placement that does not need a variance?

Chairman stated the only other place would be farther to the south but that would impede on the historic preservation. Should we ask that the sign be smaller?

Chairman French asked if we limited her to 4x6 would that work and no LED just ground lighting. Ms. Evenhouse stated she could work with that.

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

County: Local consideration shall prevail.

All SEQRA questions asked and answered by the board.

**Zoning Board
Meeting Minutes
September 10, 2025
Page 4**

Motion made to be lead agency and for a neg dec by Mr. Crucetti and seconded by Mr. Masone.
Roll Call Vote: Masone, Crucetti, Germinerio, French, Hoffman. All in favor.

Conditions: 24 square feet, lit so light shines on sign and no back lit or LED or internal lighting, 6 or 7 feet from the road and not 5 feet.

Motion made to approve with conditions above by Mr. Masone and seconded by Mr. Crucetti.
Roll Call Vote: Masone, Crucetti, Germinerio, French, Hoffman. All in favor.

Ms. Evenhouse will now need to go before Planning Board per Chairman French.

Old Business: None

Motion made to approve August 2025 meeting minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

The October meeting will be pushed from October 8 to October 15th. Motion made by Mr. Crucetti and seconded by Ms. Germinerio. All in favor.

Motion made to adjourn by Mr. Hoffman and seconded by Mr. Crucetti.

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@townofng.com . **Please see the Zoning Board Page on the Town's website to view applications.**