

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**May 13, 2026**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, May 13, 2026, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

**New Business:**

- **Application 26-07**, for the special permit request of Suzanne O'Connor, 22 Simmons Road, Wynantskill, NY 12198, to construct an addition for a caregiver/receiver temporary dwelling unit at the property located at 22 Simmons Road, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.13-1-1.
- **Application 26-08**, for the area variance request of Jeremy Pratt, 2 Briar Rose Way, Troy, NY 12180, for relief from constructing a detached accessory structure in the front yard at the property located at 2 Briar Rose Way, Troy, NY 12180, in an AR district, having parcel ID#: 123.-5-5.112.
- **Application 26-09**, for the area variance request of Rocco Cordato, 14 Holland Drive, Rensselaer, NY 12144, for relief from side yard minimum setback requirement for the purpose of installing an above ground swimming pool at the property located at 14 Holland Drive, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 145.5-6-7.
- **Application 26-10**, for the area variance request of Kathryn V. Dell, 4530 NY RT 43, Rensselaer, NY 12144, for relief from exceeding the maximum number of accessory buildings on one parcel and the cumulative total square footage of all accessory buildings for the purpose of relocating a two story accessory building from 298 North Greenbush Road to the property located at 4530 NY RT 43, Rensselaer, NY 12144, in an AR district, having parcel ID#: 145.-8-14.2.
- **Application 26-11**, for the area variance request of Carrie Hughes, 19 Cambridge Rd, Albany, NY 12203, for relief from fence height restrictions on a corner lot, for the purpose of installing a 6ft. high fence on the side yard, at the property located at 2 Hillside Drive, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.5-5-14.
- **Application 26-12**, for the special permit request of Jordan Newman, JNPN Photography, 2 Hidley Ave, Wynantskill, NY 12198, to operate a home occupation photography business within a single-family dwelling located at 2 Hidley Ave, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 124.9-13-2.
- **Application 26-13**, for the area variance request of Mark J. Wagner, Jr., 15 Bernie Loop, Troy, NY 12180, for relief from constructing a detached accessory structure in the front yard of a corner lot at the property located at 15 Bernie Loop, Troy, NY 12180, in an R1 district, having parcel ID#: 123.13-9-11.

**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 3:30 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](mailto:building@northgreenbush.gov) **Please see the Zoning Board Page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: April 29, 2026, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.