

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

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (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 along with Interpretations and what this board is charged with. He also explained zoning and that the town board sets zoning.

**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.**

Kevin Groff General Contracting spoke about the application on behalf of Suzanne O'Connor. 16 x 30-caregiver addition is what the applicant would like to have constructed. Mr. Groff provided a rough plan of what is planned to be built. This structure can stay there when it becomes vacant by the original occupant but cannot be rented by an outsider and only used by a family member as a caregiver unit. Siding will match the existing house per Mr. Groff.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public Hearing by Mr. Crucetti and seconded by Mr. Hoffman.

County: Local consideration shall prevail per Mr. Cioffi. No written correspondence.

Single family home. Type 2 Action

All SEQRA questions were asked and answered by board members.

Conditions: Siding and roof to match as best as possible. No rental. Reverts back to one family with no rental unit.

Drainage will be by gutters to run onto the property.

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

Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman.

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- **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.**

Mr. Pratt spoke about the application. He has a corner lot. The garage will be built on the front corner of the lot. He has no garage at this time.

All siding and roofing will match existing per Mr. Pratt. Drainage will go down the back hill of his property. He will use it for vehicles. He will have a water line as well.

Public Hearing Opened:

No one wishing to speak.

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

No written correspondence.

County: Per Mr. Cioffi local consideration shall prevail.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA. Single family home.

Conditions: Siding and roofing to match existing. Drainage to the rear. No Sewer drainage from garage. One year separation.

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

Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman.

- **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.**

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Mr. Cordato spoke about his application. He would like to install an above ground swimming pool. He has five children. With the setbacks, it would push the pool too close to the house. He would also like to keep it away from the septic box also.

Chairman French asked about flush water. Mr. Cordato stated it will run within the ten feet on his property. Lockable ladder and pool alarm.

Public Hearing Opened:

No one wishing to speak.

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

County: Per Mr. Cioffi local consideration shall prevail. No written correspondence.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA. Single family home.

Conditions: Drainage to remain on property. One-year separation.

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 26-10, for the area variance request of Kathryn S. 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.**

Kathryn Dell spoke about the application. She would like to relocate a two story accessory building to her home. They sold the office building and the buyer does not want the accessory building and she wants to relocate to her home. She has 14 acres and feels there is plenty of room. It would be installed up along he driveway on an old RV pad. She has many outdoor items she needs to install in this new building.

Public Hearing Opened:

No one wishing to speak.

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Motion made to close Public hearing by Mr. Masone and seconded by Mr. Crucetti.  
County: Local consideration shall prevail per Mr. Cioffi. Also no written correspondence.

Undesirable change: No  
Benefits sought by applicant: No  
Substantial: No  
Adverse affect: No  
Self created: Yes but does not preclude  
Type 2 SEQRA. Single family home.

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

- **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.**

Ms. Hughes spoke about her application. She is relocating to NY from North Carolina. She would like to install a 6 foot wooden stockade fence on a corner lot. She has a pet as well. It appears there are no line of sight issues per Chairman French. Chairman French explained how to properly measure to ensure it is not on town property. There are currently remnants of an old fence that will be removed. The “good” side must face out.

Public Hearing Opened:  
No one wishing to speak

Motion made to close public hearing by Hoffman and Crucetti. All in favor.

County: Local consideration shall prevail per Mr. Cioffi. Also no written correspondence.

Undesirable change: No  
Benefits sought by applicant: No  
Substantial: No  
Adverse affect: No  
Self created: Yes but does not preclude  
Type 2 SEQRA. Single family home.

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

- **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.**

Mr. Newman spoke about his application. He does graphic design and photography in his home for an occasional client. Maybe one to two a month. He mostly does outdoor work. He showed the board a rendering of the home. He does have 2 parking areas and no street parking. He can have a small sign per Chairman French. No outdoor storage per Mr. Newman.

Public Hearing Opened:

No one wishing to speak

Motion made to close public hearing by Hoffman and Crucetti. All in favor.

County: Local consideration shall prevail per Mr. Cioffi. Also no written correspondence.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA. Single family home.

All special permit questions were asked of the board.

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

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

- **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.**

Mr. Wagner spoke about his application. This is a corner lot and he would like to install an accessory building 746 sq feet and 33 feet off the road. Chairman French asked about the gravel driveway. That was put there for the pump trucks per Mr. Wagner.

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Public Hearing Opened:  
No one wishing to speak

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. Also no written correspondence.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Type 2 SEQRA. Single family home.

Conditions: Siding and roofing must match existing.

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

**Meeting Minutes:** Motion made to approve March 2026 minutes by Mr. Crucetti and seconded by Mr. Hoffman. Mr. Masone abstained. All in favor.

Motion made to approve April 2026 by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion made to adjourn at 7:32 by Mr. Hoffman and seconded by Ms. Germinerio. All in favor.

**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.**