

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
August 12, 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 26-20, for the area variance request of John McManus & Aubrey Roman, 1635 Best Road, Rensselaer, NY 12144, for relief from constructing a detached accessory structure in the front yard, at the property located at 1635 Best Road, Rensselaer, NY 12144, in an R1 (Residential – Single Family) district, having parcel ID# 145.9-1-22.**

Mr. McManus spoke about his application. This home was newly constructed last year. He would like the new accessory building (24x24) to put his additional vehicles in so they are not in the driveway and under cover. He plans on matching current home siding, roofing, etc. He noted he has a septic and pool in the rear and there are wetlands. This is why he chose the location on the rendering. It will be in line with the home. Chairman French asked what utilities and Mr. McManus stated just electric. Mr. McManus stated it will run along a current tree line for coverage.

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.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No

Adverse affect: No

Self created: No, but does not preclude

Type II SEQRA-single family home.

Conditions: Siding, Roofing match as best as possible. No sewer, water etc. other than electric in this building. Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Masone. Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Old Business:

- **Application 26-15, for the area variance request of Ryan Kiely (Flexlume), 1 Albright Court, Lackawanna, NY 14218, for relief from exceeding the maximum allowable square footage and number of signs at the property located at 533 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.**

Mr. Larry Adler (Franchise owner of 7 Brew) spoke and apologized for not being here last month to assist with the application and explanation. They would have had to change their opening if they came before the ZB in June. This is an area variance for the number of signs per Chairman French. Mr. Adler explained why he would like additional signs but if the board wishes, they will take down one of the signs. Tom Wheeler was also present.

Public Hearing re-opened.

No one wishing to speak. Motion made to close public hearing by Mr. Hoffman and seconded by Ms. Germinerio. All in favor.

Chairman French stated there needs to be relative site distance in order to turn and will need to see the signage and business. Chairman stated signage that leads to and causes confusion and accidents the board needs to be aware of. If signage prevents accidents and confusion that is what the board looks at and Chairman French stated these signs do that.

Chairman French stated one complaint he heard was loud music outside which is a planning board matter per Chairman.

Non-Precedence setting basis per Chairman French.

County: local consideration shall prevail per Mr. Cioffi.

Conditions: signs on one hour before opening and shut off one hour after closing.

Unlisted action per Chairman French.

All SEQRA questions were asked and answered by all board members.

Motion made for neg dec by Mr. Hoffman and seconded by Mr. Crucetti.

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

Motion made to approve with above condition by Mr. Hoffman and seconded by Mr.

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

- **Application 26-18, for the area variance request of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for relief from minimum lot size requirement and width at setback for a proposed sub-division at the property located at 631 Bloomingrove Drive, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 145.-7-2.**

**Zoning Board
Meeting Minutes
August 12, 2026
Page 3**

Steve Hart spoke about the application. This is for the dividing of a parcel of land which will be used for additional parking. No wetlands per Mr. Hart. This parcel will be for 40 parking spaces. This is all subject to PB approval per Chairman French. We are only talking about the parcel currently owned by the credit union which plans to sell to Mr. Noel.

Mr. Noel spoke to Ed Klinkey from the credit union as well. Mr. Noel has the email from him as well. Mr. Cioffi stated he found old files for this land and each stated PC (Planned Commercial) in 2016 but now it is just commercial.

Chairman French read a letter for the record which board members received, from the President of the credit union next to the parcel Mr. Noel would like to purchase.

Public Hearing Re-Opened:

Andrew Mair, DeFreestville: Handed out papers with all his comments written for the board to review which Mr. Mair read. Those comments went into the record in written form. Mr. Mair read four comments or items of discussion. On Comment 2-Chairman noted we are not hearing this portion of the Sportsplex tonight. Mr. Mair feels the board needs to look at the entire project even though this meeting is only for the sub division of the planned parking lot from purchase from the credit union.

Andre Lappens-628 Bloominggrove Drive: He asked if the applicant spoken to CDTA? Chairman French stated that is not our concern. Mr. Lappens also spoke about wetlands adjacent to this parcel. He asked if there is a drainage covert from the Bank. Chairman viewed the photos from Mr. Lappens and explained what he had in his photos. He stated he sees signs that say "Wetlands Mitigation Area". He noted wetlands have a 100 foot buffer. Chairman French noted the 100 feet buffer rule UNLESS they can be mitigated which it has. Mr. Hart staed that pertaining to the wetlands and they are not on this specific parcel. They can also be mitigated per Mr. Hart. He stated they can work with DEC as well. Mr. Masone asked if this wetland has anything to do with the decision we are making tonight on the parcel? Do we take the wetlands into consideration? The answer is no. This is only a sub division. It is zoned commercial per Mr. Cioffi.

Mr. Kowlakowski (Counsel) stated some items need to be mitigated and asked Mr. Cioffi to comment. Mr. Cioffi stated all the Wetlands will be looked at during site plan review by PB. Chairman French stated we are not discussing anything here tonight about putting a shovel in the ground and building a building. This is a piece of property bounded on all four sides by municipalities. He also stated the bank could also build on that parcel. All of this requires site plan review by PB. Chairman French also stated he noticed the amount of garbage and junk on that site. The more we can do on that parcel the better it will be. He also stated a lot of people go by this site with everything dumped on it. Chairman French reiterated we are only looking at a red line on a rendering, not a sports plex or anything else, and that includes a parking variance that has not

**Zoning Board
Meeting Minutes
August 12, 2026
Page 4**

been before the board. Our job here is the parcel on the application per Mr. Masone and does not want to set a precedence. Chairman French stated every action we take is on a non-precedence basis.

Chairman French would like to see a better delineation of the wetlands. He also did not see the wetland signs when he visited the site. Chairman French also stated that the Bank could build on that parcel as well and would have to go through the same conditions and processes including Rt. 4 design guidelines. Most of the board is in agreement that we should not consider the wetlands. This will be a non-conforming lot as well per Mr. Masone.

Mr. Mair spoke again: He feels the wetlands mitigation areas are an issue. He feels it is important to not dismiss them and look into them further and know exactly where the wetlands are before making a decision. Mr. Crucetti stated planning board will not approve if there is a wetland issue. Mr. Mair stated he feels there is a legal issue here as well. Mr. Mair stated there is an issue regarding segmentation.

County: Per Mr. Cioffi, local consideration shall prevail.

Motion made to table until next month to get more information on Segmentation by Mr. Hoffman and seconded by Ms. Germinerio. All in favor.

Application 26-19, for the area variance of Angelo Grasso, Hatchet Hardware, Brooklyn, NY, for relief from the number of parking spaces required (72), for the purpose of allowing a modification to the existing site plan with 29 parking spaces proposed at the property located at 115 Main Avenue, Wynantskill, NY, in a H (Hamlet) district, having parcel ID#: 124.5-3-20.

Dave Kimmer, ABD Engineers spoke about the application. This is for a propane filling station and movement of a dumpster which will cause removal of two parking spaces. He also stated he would try to get the owner here and noted that he is not here tonight. The board also would like him to appear. The reason for the dumpster move is for easier access for the garbage truck. Mr. Kimmer said Mr. Grasso stated customers asked for the propane station. Mr. Kimmer is calling Mr. Grasso on speaker so the board can speak with him.

Mr. Grasso stated the propane refill was driven by customer request. Chairman French told Mr. Grasso what was discussed when the facility was originally approved which included off site lawn mower repair and propane filling off site and returning the propane and/or mower to the store when completed. Mr. Grasso apologized and stated that cannot happen. Chairman French spoke about what was approved originally and the approval for the site stated: 72 required parking spaces but approved for 35. Chairman French also noted that there are still items taking up parking spots which lessen the amount of spots by at least 4-5. Chairman is noting what products he saw in the spots. Mr. Grasso stated the pallets should have gone back on the delivery trucks and that was

**Zoning Board
Meeting Minutes
August 12, 2026
Page 5**

not happening for some reason. Every parking spot along side the Legion is covered with products per Chairman French. Mr. Grasso stated they need to have product in those parking spaces and realized that when the store first opened.

Chairman French noted a lot of product is taking up a lot of the 35 originally approved. Mr. Grasso can see what is happening on the cameras even though he is in Brooklyn. He did state they are expanding the Nassau store which will help with the product in the spots. Chairman is suggesting that once he gets the expansion in the Nassau store he can come before the board for the propane station. That is because Mr. Grasso stated products can be moved to that store.

Mr. Masone stated he was at the store and there were product pallets in two of the handicapped spots. He did notice a little clean up was attempted. It is disappointing.

Public Hearing Opened:

No one wishing to speak. Motion made to close the public hearing by Ms. Germinerio and seconded by Mr. Hoffman. All in favor.

Mr. Cioffi asked about the rendering and can see a car parked where there is supposed to be striping. Mr. Kimmer noted there is striped no parking area and no car to be parked there. Mr. Cioffi stated this brings the spots from 35 to 29 spots at this point.

Chairman French stated the applicant needs to withdraw the application to give the applicant time to regroup and clean up the site and move product to other locations. Mr. Grasso is requesting the application be withdrawn and a motion was made to that request by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion made to approve July meeting minutes with change the phrase about the lady from the county and add her name per Chairman by Mr. Hoffman and seconded by Ms. Germinerio.

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

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