ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
September 9, 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 26-21, for the area variance request of John Tafilowski, 3 Noah Way, Troy, NY 12180, for relief from fence height restrictions in a front yard, at the property located at 3 Noah Way, Troy, NY 12180, in an AR (Agricultural Rural) district, having parcel ID# 123.18-4-7.

Mr. Tafilowski spoke about his application. Private driveway offset to Buckbee road that is connected to some of the neighbor's back yard so they would like more privacy. They also have 5 young children and would like the fence for safety for them as well. They would like to install a 6 foot high fence. The lots are deep in that area per Chairman French. 93 feet of fence per Mr. Tafilowski.
Public Hearing Opened:
No one wishing to speak.
Motion made to close public hearing by Crucetti and Masone.

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 II SEQRA-single family home.

No conditions.
Motion made to approve by Mr. Hoffman and seconded by Mr. Masone.
Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Application 26-22, for the area variance request of Mr. Terry Langlois, President/CEO of Community Resource Federal Credit Union, 20 Wade Road, Latham, NY 12110, 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.

Steven Hart presented the application for the Credit Union. 2.05 acre parcel of land to be sub divided. They are sub divided .07 acres of the lot. The bank purchased this parcel in 2015. The bank does not need it and would like to sib divide and sell it. Per Mr. Hart, there are no DEC wetlands on this parcel.
Chairman French cannot determine why the one undersized piece of land that was left commercial on the west side. When the map was created, they created a non-conforming lot. There is no plan as to what will be going on the lot.
Mr. Masone asked if this was the only parcel on that side Zoned C. The others are zoned BG, BN, etc. per Mr. Cioffi. They would not have to come before the board if it was zoned BG per Chairman. Mr. Masone asked are we asking to take an existing non-conforming piece of property and split it and create two existing non-conforming lots? Mr. Cioffi stated yes.
If this is approved tonight, they will need to go before planning board for site plan approval once they have a plan for the lot. Mr. Hoffman stated we should not be treating this as a BG lot.

Mr. Langlois, President and CEO of the Credit Union, spoke about this as well. He stated he reached out to an engineer as to what can be done with the lot. He plans to sell once it is sub-divided. He understands there will need to be approvals to build something on the lot.

Public Hearing Opened:
Andy Mair: DeFreestville: Has charts and maps to present to the board. He noted area variance information about the application and the splitting of the parcel and minimum lot size. He stated that is an 86% area variance. Mr. Mair handed out the typed information of what he is speaking about. Mr. Mair noted some bullet points on the written information he distributed: 1. Custom and practice not to grant area variances that would create substandard lots. 2. Town Law Section 267-b which lists the factors Zoning Board must consider in granting the area variance- the request is substantial (86%). 3. SEAF: Historic Landmarks, Wetlands. 4. A re-zoning request should be made to the town board.
Mr. Mair is suggesting that the applicant apply for a re-zoning request to the town board and not have the board approve this application now. If it is re-zoned to BG they will not need a variance.

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

Chairman French asked Mr. Langlois if he would go to town board with a re-zone request. He does not know about re-zoning requests but will do whatever is necessary.

Mr. Hart commented on the maps. The town changed the zoning after the fact and changed the zoning to C. Would this be considered a spot zone? Chairman French does not feel this would be spot zoning. He also stated there was definitely an error to rezone it to C.

Chairman French recalled something about a court action that prohibited ZB to taking a lot that is undersized and making it two undersized lots. The town created a comprehensive plan after the bank purchased the property therefore creating the hardship for the bank. Chairman French read case law regarding taking an undersized lot to create two non-conforming lots. It goes against the master plan. The proper option would be to go to the town board for re-zoning per Chairman French.

Motion made to table this application to give the applicant time to make an application to the town board for rezoning and get a little history about this by Mr. Hoffman and seconded by Mr. Masone. All in favor.

Application 26-23, for the area variance request of Asaf Fabbi, 430 North Greenbush Rd, Rensselaer, NY 12144, for relief from restrictions prohibiting an accessory building in a front yard, at the property located at 430 North Greenbush Rd, Rensselaer, NY 12144, in a BN (Neighborhood Business) district, having parcel ID#: 134.13-10.

Mr. Fabbi spoke about his application. He would like a shed installed along the fence. He has two front yards. It would be used for gardening equipment. Mr. Cioffi stated he believes the fence was put up by the prior owner. 12 feet away from house and 3 feet from property line. Mr. Fabbi is not sure what the shed would look like at this point because he has not looked a possibilities yet.

Public Hearing Opened:
Kathy French, 3 Avenue C West: She asked where the shed will be placed. Mr. Fabbi showed on the rendering where it will be in the corner.

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.

Undesirable change: No
Benefits sought by applicant: No
Substantial: No
Adverse affect: No
Self created: Yes, but does not preclude

Type II SEQRA-two family home.
Conditions: Siding and roof to match as best as possible to make it blend in.

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

Old Business: **None**

Motion made to approve August 2026 ZB minutes by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Motion made to adjourn at 7:40 by Mr. Hoffman and seconded by Mr. Crucetti. All in favor.

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.**