ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
October 14, 2026

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (Building Department), Tony Crucetti-absent, 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 26-24, for the Area Variance request of Kelly Sullivan, 1 Crestwood Lane, Troy, NY 12180, for relief from fence height restrictions in a front yard, at the property located at 1 Crestwood Lane, Troy, NY 12180, in an R1 (Residential – Single Family) district, having parcel ID#: 123.7-6-1.32.**
  Ms. Sullivan spoke about her application. Her home is on a corner so she has two front yards. She would like to install a six foot fence along the entire backyard and onto Crestwood Lane and will not come out further than the front of the house on either side (Winter Street). The board reviewed a map provided by the applicant.
  Public Hearing Opened:
  No one wishing to speak.
  Motion made to close public hearing by Mr. Masone and seconded by Mr. Hoffman. All in favor.

  County: Per Mr. Cioffi, local consideration shall prevail.
  Chairman noted the previous owner came before the board for a similar application but it was never installed due to illness.

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

- **Application 26-25, for the Area Variance request and Code Interpretation of the House of Praise Ministries, 1688 Route 9, Castleton on Hudson, NY 12033, for relief from maximum footprint density in a BN zone and maximum lot coverage in a R1 zone for the purpose of constructing a 14,000 SF religious use building at the property located at 276 North Greenbush Road, Troy, NY 12180 and Arbor Drive, Troy, NY 12180 in a BN (Neighborhood Business) district and in an R1 (Residential – Single Family) district, having parcel ID#'s: 123.17-15-1.2 and 123.17-15-1.1.**

Christopher Longo of Empire Engineering spoke about the application as well as the Pastor. He provided a map and rendering for the board and public. Mr. Longo read the cover letter that was submitted. The cover letter explained the unique application on the two parcels. He has reviewed the Rt. 4 design guidelines and will comply. He also stated they are proposing a 14,000 sf but only 5,000 is allowed. He will need a variance for this. They are requesting a variance for maximum lot coverage which includes parking spaces. The parcel is split between two zoning districts-Single family neighborhood business district. The parking for the church is the use per Mr. Longo. This also may need a use variance per Chairman French. He also stated there is a religious building at the round about that is also built out (St. Michael's). Chairman noted that church was built out prior to all these changes. Per Chairman French stated if the applicant has more land there will be no issue. The church already owns the land.
Pastor Dean spoke. He stated they have been looking for 7 years and found this parcel which will service 80% of their congregants.
Mr. Cioffi stated in all the residential zones a parking lot is not allowed. If they received a use variance for the parking lot. It would be a use variance not a special permit per Chairman French. Mr. Longo stated they could put the parking in the front and building in the rear. They decided to put the building along Rt. 4 and the parking lot in the back. The guidelines state it is preferable for a parking lot to be in the rear or side of a building. The cars would exit onto Arbor Drive which is not preferable to the homeowners. They are proposing 157 parking spaces. This is almost double what the requirement (seats in the church) would be.
Mr. Cioffi stated if the parking is in the front it has to be screened.
Pastor Lon stated they are ok with not having the parking lot exit onto Arbor Drive.
Chairman French stated there is a stack of written comments and many people from the public that will be speaking.
Mr. Cioffi would be able to assist with other options. The applicant will need to look at other options. The applicant is willing to explore other alternatives that would be feasible.
Chairman French stated we do need to look at other alternatives.
County: Per Mr. Cioffi, local consideration shall prevail.
Public Hearing Opened:

Chairman French read the written public comments into the record that were sent prior to the meeting.

Chairman French stated the town does not do individual notifications to impacted residents.

1. Sent from Kevin Myatt and Colleen Austin-7 Arbor Drive.
2. Sent from Damian Myron Arbor Drive.
3. Sent from Raven and Jesse Dunham 20 Arbor Drive (2 separate letters).

Andy Mair, DeFreestville: Mr. Mair prepared written comments and distributed to the board, which he read. Comments consisted of Configuration, Interpretation of code, Principle use and is urging the board to uphold the Code Enforcement Officer's ruling that a use variance would be required for a parking lot to be built on the applicant's separate R-1 residential lot.

William Riding, 16 Arbor Drive: He addressed the traffic on Arbor Drive from the Church. The Church's issues should not be now made the Arbor Drive residents issues. This has always been a quiet neighborhood. Please move the traffic away from Arbor Drive and is opposed to this.

Ronald Suen, 268 North Greenbush Road: Arbor Drive is too narrow. It takes him 12-13 minutes to get out onto Rt. 4. He is the closet neighbor to this proposed building. He has spoken to pastor Dean several times because the tress on that property drop pine needles and cones all over his property. He feels the board should deny the entire application.

Barbara Brown, 17 Arbor Drive: She lives where the proposed parking lot. Her son is a severe diabetic and feels the ambulance would not get there in time because of the proposed parking lot.

Colleen Austin, 7 Arbor Drive: She also sent written comments which Chairman French read. There needs to be some kind of divide between this project and the residences. Proposing Arbor Drive only be an emergency exit.

Jesse Dunham, 20 Arbor Drive: Also sent in written comments that Chairman French read. He is deeply concerned about this. He went to every home on his street to let the neighbors know about this meeting. He also spoke about posting signs on the property for the proposed project. He said a sign was only posted 7 days before this meeting. He would like the applicant to prove they posted signage about the project for longer than 7 days. He feels the applicant is more

concerned about building this structure than the peace of the family's. Chairman French corrected the fact that the applicant is required to post the notice on the property, the BD is responsible for putting the signs of notice on the property.

Raven Dunham, 20 Arbor Drive, also had a letter sent which chairman French read previously read into the record. She stated all the residents on Arbor Drive are opposed.

Mrs. Suen, 268 North Greenbush Road: She stated people drive fast through the parking lot and can't imagine more traffic on a Sunday when Church is in service would be terrible. She also has pine needles and dead pine trees from the proposed property onto her property. She stated it looks a mess all the time with overgrown shrubs and greenery everywhere and does not feel they old be good neighbors.

Andy Mair, Defreestville: Handed out to the board, Part B of his comments. This included written comments regarding the area variance request which included the BN and R-1 districts. Mr. Mair also spoke about Neighborhood character and physical conditions and environmental impact. He is also requesting that the area variance be denied.

Motion made to adjourn (table) the public hearing by Mr. Masone and seconded by Ms. Germinerio. All in favor.

Mr. Longo stated he has heard all the concerns of the neighbors. The most commented on is access to Arbor Drive and they are willing to remove that Arbor Drive connection. They will go back and look at more practical alternative or minimized designs.

Motion made to table the application until the applicant can come back with new information by Ms. Germinerio and seconded by Mr. Masone. All in favor.

- **Application 26-26, for the Area Variance request and Special Permit request of the North Greenbush Public Library, 141 Main Avenue, Wynantskill, NY 12198, for relief from minimum width at setback for the purpose of constructing a new approximately 6,000 SF library, at the property located at 9-14 Mohamed Farm Way, Wynantskill, NY 12198, in an AR district, having parcel ID#: 134.-4-5.11.**

Charles Gotley (law firm) and land use council of the Library spoke about this application. Some Library board members were also in attendance. This parcel needs to be divided into a smaller parcel. 6,000 SF new public library with 34 parking spaces. A

new access road has also proposed with a fire truck turn-around at the end. There was a previous parcel division for this but it was realized the Library needed more acreage. The Library is it's own governmental entity. SEQRA has already been completed per Mr. Gotley and the Library designated themselves as lead agency. There is SEQRA information that was provided in board member's packets. This information shows this will not impact any wetlands, etc. In August of this year, the Library concluded this as a negative declaration. PB and ZB does not need to do SEQRA and it cannot be re-opened per Mr. Gotley.
Special Zoning treatment: The Library fits this special zoning. Mr. Gotley spoke about lighting, landscaping plan, hours of operation, etc. These items are provided in the board members packet.

Area Variance: 299 feet of lot with at the setback but the code is 400. The need for this new library outweighs any detriment. This will also not result in any undesirable change to the neighborhood. This is all in the packets. No visual impacts per Mr. Gotley. A site distance assessment was also completed. There is also a cemetery on site on another parcel which will not be affected with any building for this Library. Mr. Gotley stated there will be two road frontages when the new access road is completed which creates additional frontage. He feels this is not a substantial variance. Chairman French is challenging that this board was notified of the SEQRA being completed by the library in January and again in August. Mr. Gotley stated he has delivery receipts of this notification.

Christian ? spoke about the site and design to the board. In the packet there is a rendering which shows the new access road.

Chairman French read the criteria for an Area Variance. They also need a Special Use Permit. Chairman French also noted this board has not received a lot of information about this before tonight's meeting. The Library is turning away their availability of walk-ins as well as mass transit. The only way to get to the new Library is via car. These points are pertinent per Chairman French. Mr. Gotley stated they will not be speaking about funding or financials this evening. Mr. Gotley stated this will allow for a larger library.

Public Hearing Opened:

Tarren Renis: She feels this is a done deal. Chairman French stated this board has to approve their variance and special permit and the PB has to have their public hearing and make a decision. Why was this location chosen? It seems odd. Were other locations considered. This board does not know this. Will there be any additional buildings? Chairman stated that has not come before this board.

Darcy Siler, Snyder's Lake Road: She has a lot of concerns about this project. That road is winding and the sun is blinding. There will be a lot of Library traffic. Sidewalks and bus access is definitely needed.

Dick Gibbs, 287 Hidley Road: Lives 1/2 mile from the project. He has the same feelings that were raised by others. He also stated they do need 5 acres, which is what they have now. This is about people. How are the children and people going to get to the Library with no bus route, bicycles, and sidewalks are needed. This needs to be thought about for the next phase of this project. Access for people on foot is definitely needed. The speed limit needs to be lowered on Snyder's Lake Road. The gun club hosts the police for shooting training and that is loud.

Mike Martinez, Snyder's Lake: He feels as if this is a wonderful idea. Especially with the new buildings at the lake. We need to be more understanding of everyone and the entirety of the neighborhood. He also stated there are many families in that area that will be taking their children there.

Mike Myer, Evergreen Lane: The Library has to be in North Greenbush and CDTA only travel on Main Avenue and not into Snyder's Lake. He feels a sidewalk is not needed. He feels this would be a central location.

Mr. Gotley addresses some of the comments. On the five acres there will only be the Library Building with the rest open space. Traffic: Their traffic person from Labella will be attending the Oct. 26 PB meeting.

County: Per Mr. Cioffi local consideration.
Motion made to close Public Hearing by Ms. Germinerio and seconded by Mr. Masone.
All in favor

Special Permit Request: Library on the parcel at Mohammad Way. Public Safety, health and welfare-no issues.

Motion made to approve special permit by Mr. Masone and seconded by Ms. Germinerio. All in favor. Roll call vote: Masone, French, Germinerio, Hoffman. All in favor.
Area Variance: Motion made to approve area variance by Chairman French and seconded by Mr. Masone. All in favor. Roll call vote: Masone, French, Germinerio, Hoffman. All in favor.

September meeting minutes: Motion made to approve minutes by Mr. Masone and seconded by Mr. Hoffman. All in favor.

The November meeting was changed to November 18th due to Veterans day on the 11th.

Motion made to adjourn at 8:56 by Mr. Masone and seconded by Mr. Hoffman. 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 **Please see the Zoning Board Page on the Town's website to view applications.**

Pending Projects:

- **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.