

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
July 16, 2025

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, July 16, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

New Business:

Application 25-17, for the Special Permit request of Zach Dolan, 8 East Avenue, Troy, NY 12180, for the purpose of operating a home occupation (pest control business) within the single-family dwelling at the property located at 8 East Avenue, Troy, NY 12180, in an R1 district, having parcel ID#: 123.7-5-12.

Application 25-18, for the Area Variance AND Use Variance request of Russell Brady, 558 Bloomingrove Drive, Rensselaer, NY 12144, for the purpose of constructing a new 28' x 48' (1,344 SF) detached garage with an apartment above at the property located at 558 Bloomingrove Drive, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.17-14-3.

Application 25-19, for the Area Variance request of Diana Panichi Maloy, 7 Ashcroft Street, Wynantskill, NY 12198, for relief from side (20') minimum setback requirement for the purpose of constructing a 12' x 24' oval shaped above ground swimming pool at the property located at 7 Ashcroft Street, Wynantskill, NY 12198, in a H (Hamlet) district, having parcel ID#: 124.6-10-6.

Old Business:

Application 25-13, for the Area Variance request of Shawn DeCelle & Amy Peters, 148 North Greenbush Road, Troy, NY 12180, for relief from minimum lot size requirement of 20,000 SF, for the purpose of a boundary line adjustment between the properties located at 148 North Greenbush Road and 152 North Greenbush Road, Troy, NY 12180, in a BN district, having parcel ID#'s: 123.13-1-3 & 123.-1-9.

Application 25-15, for the Use Variance request of James Cross/170 4th Street, LLC, 516 Church Street, Wynantskill, NY 12198, for the purpose of converting a single-family dwelling to a two-family dwelling at the property located at 520 Church Street, Wynantskill, NY 12198, in an H district, having parcel ID#: 124.6-3-10.

All written public comments (mail, e-mail, faxes, or hand delivered) are due to the Building Department at your earliest convenience or by 4:00 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@townofng.com . **Please see the Zoning Board Page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: July 3, 2025, Richard French, ZONING BOARD OF APPEALS,
NORTH GREENBUSH.