

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
May 14, 2025

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, May 14, 2025, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

New Business:

- **Application 25-08**, for the Area Variance Application of Mark Smith, 25 Highland Acres, Troy, NY 12180, for relief from side setback requirement of 10' for the purpose of constructing a 14' x 20' detached accessory structure 5' from the side property line at the property located at 25 Highland Acres, Troy, NY 12180, in an R1 district, having parcel ID#: 123.13-6-13.12.
- **Application 25-09**, for the Special Permit request of Channon M. Moon, D.C., 102 Mammoth Spring Road, Wynantskill, NY 12198, to operate a part-time chiropractic/massage home occupation office within in accessory structure at the property located at 102 Mammoth Spring Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-76.111.
- **Application 25-10**, for the Special Permit request of Rosetti Construction, LLC/Matthew Falvey, 427 New Karner Road, Albany, NY 12205, for the proposed 36-unit apartment building, roadway, parking lot on Valley View Blvd., Rensselaer, NY 12144, in an IG (Industrial) district, having parcel ID#'s: 133.-2-1.161 & 133.-2-1.19.
- **Application 25-11**, for the Area Variance request of Nguyen Muynm, 281 Winter Street Extension, Troy, NY 12180, for relief from constructing a detached accessory structure in the front yard and for relief from one parcel having more than two accessory structures at the property located at 281 Winter Street Extension, Troy, NY 12180, in an R1 district, having parcel ID#: 123.11-6-77.

Old Business:

- **Application 25-06**, for the special permit request of Cellco Partnership d/b/a Verizon Wireless, 1275 John Street, West Henrietta, NY 14586, for a proposed telecommunications facility at the property located at 4478 NY-43, Rensselaer, NY 12144, in a AR district, having parcel ID#: 145.-8-11.

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: April 29, 2025, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.