ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
November 18, 2026

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, November 18, 2026, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

New Business:

- **Application 26-27**, for the Area Variance requests of Aaron Gagnon, 1128 Washington Ave, Rensselaer, NY 12144, for relief from minimum lot size, width at setback, front setback, left and right-side setbacks & maximum lot coverage at the property located on a vacant lot at Illinois Avenue, Rensselaer, NY 12144, in a R1 district, having parcel ID#: 144.26-7-3
- **Application 26-28**, for the Area Variance requests of Michael Richmond, 37 Lynette Blvd., Kingston, NY 12401, for relief from front setback & maximum lot coverage at the property located at 293 Geiser Road, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 135.13-1-19.
- **Application 26-29**, for the Special Permit request of Cynthia Spellman, M.D., 1 West Sand Lake Road, Wynantskill, NY 12198, to operate a home occupation psychiatrist office within an existing single-family dwelling at the property located at 1 West Sand Lake Road, Wynantskill, NY 12198, in a H district, having parcel ID#: 124.10-2-3.
- **Application 26-30**, for the Area Variance request of Hossein Hooshyar, 27 Woodland Hill Rd, Wynantskill, NY 12198, for relief from fence height restrictions and the placement of an accessory structure in the front yard of a corner lot at the property located at 27 Woodland Hills Rd, Wynantskill, NY 12198, in a R2 district, having parcel ID#: 123.12-8-1.22.
- **Application 26-31**, for the Area Variance request of Robert Moore, 19 Elmwood Court, Wynantskill, NY 12198, for relief from fence height restrictions on a corner lot at the property located at 19 Elmwood Court, Wynantskill, NY 12198, in a R1 district, having parcel ID#: 124.5-5-8.
- **Application 26-32**, for the Area Variance request of Isaiah Swart, 125-127 West Sand Lake Road, Wynantskill, NY 12198, for relief from front setback, left side-setback, minimum lot size, width at setback & right-side setback for a proposed sub-division at the property located at 125-127 West Sand Lake Road, Wynantskill, NY 12198, in a R2 district, having parcel ID#: 124.-5-8.3.

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.**

BY ORDER OF THE ZONING BOARD DATED: November 4, 2026, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.

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.
- **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.