

**ZONING BOARD OF APPEALS**  
**Town of North Greenbush**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Monthly Meeting Agenda**  
**July 8, 2026**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, July 8, 2026, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, 12198, beginning at 6:30 P.M.

**New Business:**

- **Application 26-15**, for the area variance request of Ryan Kiely (Flexlume), 1 Albright Court, Lackawanna, NY 14218, for relief from exceeding the maximum allowable square footage and number of signs at the property located at 533 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.
- **Application 26-16**, for the area variance request of Jude Clemente & Linda Mandel Clemente, 255 Lape Road, Rensselaer, NY 12144, for relief from constructing a detached accessory structure less than the required 12 feet from the principal building, at the property located at 255 Lape Road, Rensselaer, NY 12144, in an R1 (Residential – Single Family) district, having parcel ID# 134.9-1-12.12.
- **Application 26-17**, for the area variance request of James Doring, 11 Hosford Avenue, Rensselaer, NY 12144, for relief from maximum fence height requirement in the front yard at the property located at 11 Hosford Avenue, Rensselaer, NY 12144, in a R1 (Residential – Single Family) district, having parcel ID#: 134.17-3-20.
- **Application 26-18**, for the area variance request of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, 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 26-19**, for the area variance of Angelo Grasso, Hatchet Hardware, Brooklyn, NY, for relief from the number of parking spaces required (72), for the purpose of allowing a modification to the existing site plan with 29 parking spaces proposed at the property located at 115 Main Avenue, Wynantskill, NY, in a H (Hamlet) district, having parcel ID#: 124.5-3-20.

**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](mailto:building@northgreenbush.gov) **Please see the Zoning Board Page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: June 24, 2026, Richard French, ZONING BOARD OF APPEALS,  
NORTH GREENBUSH.