

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

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, April 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 26-03**, for the area variance request of Nick Gagliardi, 3 South Liberty Avenue, Wynantskill, NY 12198, for relief from side (20') and rear (35') setback requirements, for the purpose of constructing a garage addition at the property located at 3 South Liberty Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.13-8-12.
- **Application 26-04**, for the special permit request of Thumbui Nguyen, 25 Teliska Avenue, Rensselaer, NY 12144, to operate a home occupation one chair manicure studio within a single-family dwelling at the property located at 25 Teliska Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.13-5-8.
- **Application 26-05**, for the area variance request of Erin Conklin (North Street Architecture), 100 North Street, Saratoga Springs, NY 12866, for relief from maximum lot coverage (10%) requirement, for the purpose of constructing a single-family dwelling on an existing lot at the property located at 28 Meadow Drive, Troy, NY 12180, in an R1 district, having parcel ID#: 123.32-1-6.
- **Application 26-06**, for the area variance request of Miller Animal Hospital (Michael & Evelyn Rice), 380 North Greenbush Road, Troy, NY 12180, for relief from maximum footprint (10,000 SF) requirement, for the purpose of constructing a 510 +/- SF addition at 380 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-12.

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: March 25, 2026, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.