

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
October 15, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi-Absent (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone, Raymond Hoffman, Al Kolakowski (Legal Counsel).

Chairman French opened the meeting with the Pledge of Allegiance and roll call. Chairman French explained specifically areas variances and explained the special permit rules and what this board is charged with. He also explained zoning and that the town board sets zoning.

New Business:

- **Application 25-24, for the Area Variances of Adam Kohler, 3 Briar Rose Way, Troy, NY 12180, for relief from constructing a detached accessory structure in the front yard & for relief from exceeding the maximum square footage (1,200 SF), for the purpose of constructing a 1,224 SF detached garage at 3 Briar Rose Way, Troy, NY 12180, in an AR district, having parcel ID#: 123.-5-5.114.**

Mr. Kohler explained his application. He would like to build a detached garage. He was unaware of the 1,200 square foot limit when the plans were drawn. Mr. Kohler stated it will look the same as his current garage and is off to the side of his home. This will be in his front yard. The siding and the garage will match his home per Mr. Kohler. Just power, no water and no sewer on it. Distance to the property line is over 100 feet per Chairman French. Mr. Kohler needs more storage space, no vehicles. Some items in the current garage will be moved into the new one.

Public Hearing opened:

No one wishing to speak. Nothing in writing per Mr. Cioffi.

County: Local consideration per Mr. Cioffi.

Motion made to close the Public Hearing by Ms. Germinerio and seconded by Mr. Crucetti. All in favor.

Undesirable change: No-far enough away from property line.

Benefits sought by applicant: No

Substantial: No (24 square feet)

Adverse affect: No

Self created: Yes but does not preclude

Conditions: Siding and roofing to match or contrast the home.

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Motion made to approve with above conditions by Mr. Crucetti and seconded by Mr. Masone.
Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman.

Old Business: None

Meeting Minutes:

Motion made to approve September minutes by Mr. Crucetti and seconded by Mr. Masone. All in favor.

Motion made to adjourn at 6:42pm by Mr. Masone and seconded by Ms. Germinerio.

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.**