

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
November 12, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (Building Department), Tony Crucetti, Louise Germinerio, Michael Masone-absent, Raymond Hoffman-Absent, 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 25-25, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 31 Pheasant Lane (Lot #12), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-10.**

These applications are identical with the exception of the addresses. Chairman French proposed we have one public hearing for all three. The board agreed.

Mr. Matt Boner (Hart Engineering) spoke about the applications on behalf of Capital Land Properties.

All applications are seeking a reduction of the setback to 25 feet. This would allow for a flatter and safer back yard for each of the properties.

Mr. Cioffi stated the BD has reviewed all of this.

Public Hearing Opened for all applications:

No one wishing to speak.

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

County: Local consideration shall prevail per Mr. Cioffi.

Single family homes. Walk out basements.

Chairman French stated that the three lots face the cul-de-sac where every other lot faces the street so they will not look out of line.

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Undesirable change: No- for all three properties
Benefits sought by applicant: No for all three properties
Substantial: No for all three properties
Adverse affect: No for all three properties
Self created: Yes but does not preclude for all three properties

Type II SEQRA

Motion made to approve Applications 25, 26 & 27 as presented by Mr. Crucetti and seconded by Ms. Germinerio. Roll Call: Crucetti, French, Germinerio. All in favor.

- **Application 25-26, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 33 Pheasant Lane (Lot #13), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-11.**

See above.

- **Application 25-27, for the Area Variance of Dave Mulinio (Capital Area Properties, LLC), 1 Coyote Lane, Troy, NY 12180, for relief from front setback requirement of 35 feet, for the purpose of constructing a single-family dwelling with a proposed front setback of 25 feet at 34 Pheasant Lane (Lot #14), Troy, NY 12180, in an R2 district, having parcel ID#: 123.11-7-12.**

See above

Old Business: None

Motion made to approve October 2025 meeting minutes by Mr. Crucetti and seconded by Ms. Germinerio. All in favor

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@northgreenbush.gov **Please see the Zoning Board Page on the Town's website to view applications.**