

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
December 10, 2025

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (Building Department), Tony Crucetti-absent, 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 25-28, for the area variance of Maurizio Cassano (The Cassano Construction Group, Inc.), 220 Brookside Drive, Duanesburg, NY 12056, for relief from the width at setback requirement of 300 ft, for the purpose of sub-dividing the existing 6.42 acre lot into two lots consisting of 3.11 acres for lot 2A & 3.31 acres, for lot 2B, at the property located Mammoth Spring Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-76.112.**

25-28: Applicant asked that his application be withdrawn from the agenda.

- **Application 25-29, for the area variance of Paul Donohue, 13 Catherine Avenue, Troy, NY 12180, for relief from the minimum lot size requirement of 20,000 sf, for the purpose of a lot line adjustment between 13 Catherine Avenue and 50 Mazoway Avenue, at the property located at 13 Catherine Avenue, Troy, NY 12180, in an R1 district, having parcel ID#: 123.9-4-2.12.**

Mr. Donohue spoke about his application. He stated he is trying to install a garage on Mazoway. He owns both properties. They need the lot line adjustment so the lot is large enough for the garage. One lot would be cut to 17,300. Chairman French stated this would cause this to be a non-conforming lot. Chairman stated Mr. Donohue's wife owns the lots in the rear. It is where Maria's Sewing Alteration center is. The garage would have the 20 foot setback in the rear per Mr. Donohue. He stated he could go closer to the road. This is a corner lot per Mr. Cioffi. The other lot would be in more conformance per Mr. Cioffi. 1200 square feet is what is required.

Public Hearing Opened:

No one wishing to speak. Motion made to close Public Hearing by Mr. Masone and seconded by Ms. Germinerio.

Per Mr. Cioffi no written comments and per the county local consideration shall prevail.

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Undesirable change: No

Benefits sought by applicant: No except to jog the proposed lot line but with no benefit.

Substantial: No

Adverse affect: No

Self created: Yes but does not preclude

Conditions: None

Both properties will be single family homes

Type II SEQRA

Motion to approve by Mr. Masone and seconded by Mr. Hoffman.

Roll Call Vote: Masone, French, Germinerio and Hoffman. All in favor.

Old Business: None

Motion made to move the January meeting to Jan 7 by Mr. Masone and seconded by Ms. Germinerio. All in favor.

*Note: January 2026 meeting was cancelled due to no applications on the agenda.

Motion made to adjourn at 6:44 pm 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@northgreenbush.gov **Please see the Zoning Board Page on the Town's website to view applications.**