

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
February 11, 2026

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (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 26-01, for the Area Variance of Bloominggrove Reformed Church, 706 Bloominggrove Drive, Rensselaer, NY 12144, for relief from exceeding the maximum square footage allowed (32 SF) per side for a double-faced sign, for the purpose of constructing a freestanding replacement sign at the property located at 706 Bloominggrove Drive, Rensselaer, NY 12144, in a BN district, having parcel ID#: 144.2-3-21.**

Christine Groski spoke about the application. They would like to replace the current sign and move it closer to the road. They will be removing the smaller signage and reducing 3-4 signs to one sign. 3" letter height on the sign. Ms. Groski stated they have tested and this larger sign does not affect traffic view. This will not be an LED sign and not illuminated but they may do a small solar light.

Around the base, she will put foliage or flowers. Her goal is to improve the appearance of the property.

Public Hearing Opened:

No one wishing to speak.

Motion made to close Public hearing by Mr. Masone and seconded by Mr. Hoffman. All in favor.

County: Local consideration shall prevail per Mr. Cioffi.

Where she would like to move the new sign to may be in the county right-away per Chairman French.

Chairman French suggested they contact the county highway for them to look at.

Mr. Cioffi asked about the clothing bin sign would be separate and it would be per Ms. Groski and will be moved from where it is now.

**Zoning Board
Meeting Minutes
February 11, 2026
Page 2**

Undesirable change: No
Benefits sought by applicant: No
Substantial: No
Adverse affect: No
Self created: Yes but does not preclude

Environmental short form questions were read and answered by all board members.

Motion made for a neg dec by Mr. Hoffman and seconded by Mr. Crucetti. Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Type II SEQRA

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

Old Business: None

-Approval of Minutes: Motion made to approve December 2025 meeting minutes by Mr. Masone and seconded by Ms. Germinerio. Mr. Crucetti abstained.

(No January 2026 Meeting)

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.**