

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

Attendance: Richard French (Chairman), Leanne Hanlon (Secretary), Eric Cioffi (Building Department), Tony Crucetti, Louise Germinerio-absent, Michael Masone-absent, 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 along with Interpretations and what this board is charged with. He also explained zoning and that the town board sets zoning.

New Business:

- **Application 26-02, the application of Joseph Styczynski, 14 Hillview Court, Wynantskill, NY 12198, for a Zoning Code Interpretation related to actions previously permitted and performed on property owned by Don Romano, 78 Peck Road, Wynantskill, NY 12198, located at 78 West Sand Lake Road, Wynantskill, NY 12198, in an R1 district, having parcel ID# 124.-4-3.**

Chairman French read the question that was asked by Mr. Styczynski requesting how this was allowed. Mr. Styczynski spoke about this. He asked how this project could have been deemed and grandfathered as an R1 and how it was not changed to an R4 during the process. He read a letter that he foiled with the town regarding 78 West Sand Lake road that was written to Michael Miner. He was also asked about could this be grandfathered and kept as an R1. This was the purposed purchaser of the property in question. Mr. Styczynski also read Michael Miner's response who responded that it would be grandfathered with water and sewer. He showed a rendering of the original proposal. Mr. Styczynski is stating that was not what was actually built. This property was built on a .51 acre but Mr. Styczynski stated 2 acres was required. He showed a rendering of what was approved and an engineering rendering was not provided for approval.

Mr. Styczynski stated it should be zoned R4. He is asking the board why there was no consult with ZB. Chairman French stated there was plenty of opportunity to speak with the Planning Board and approved and reviewed the site plan. Chairman French explained to Mr. Styczynski why it did not come before this board. Chairman said it would come to us with a denial from the BD. Mr. Styczynski stated this comes to the incompetence of the BD. Chairman stated it was a matter of interpretation from the BD. Mr. Styczynski stated how can a competent member of the BD not suggest that this go before the ZB. Mr. Styczynski asked how can a resident have to go before the board for property line variance but not the above project? Chairman French stated he was closer to the property

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line when he extended his garage. Chairman French stated the old building was preexisting non-conforming and that was the code for the new building that was built. Mr. Styczynski spoke about the timing for the old building to be demolished and a new parcel built. He also stated the construction was done 7.5 years after the old building was demolished.

Public Hearing opened:

Andrew Mair: DeFreestville. He agreed what Mr. Styczynski was stating. He stated there is a lapse of one year from demolition. Mr. Mair asked how the one year lapse was allowed to go further into 7.5 years.

Mr. Cioffi stated that in 2017 that there was a letter stating they have one year from demolition. He then read that another letter was received in 2019 and that it was valid until 2023. He said he just started and was not familiar with this project when the applicant came in and asked for another extension and received site plan approval again from PB. Chairman French stated this application showed that this stayed fluid and extensions were given. In addition, this property has never been before ZBA per Chairman French.

Mr. Styczynski responded that this was originally presented as an illegal 5 unit and was brought down to a 4 unit and needed 2 acres. Parking is jammed into this site per Mr. Styczynski and no engineered site plan. Chairman French stated he needs to take this up with the PB. Chairman French also stated the old building was an illegal 5 unit.

Mr. Styczynski asked if Chairman French feels this is zoned correctly. Chairman French stated that this is the town board issue for rezoning.

Mike Carey, 199 West Sand Lake Road: If this was looked at there is no paper trail. How did it receive title insurance or a mortgage? He noticed that it should have been R1 and there are 5 meters and 4 tenants. How?

Chairman stated they need to see a valid building permit and a valid CO that's what they look 4. Mr. Carey did not agree. He said the current owner needs to be protected.

Mr. Carey said cover the trail that was already approved in case he (the owner) wants to sell. Mr. Carey stated "it was before my time" statement that mentality needs to change. He also said that we were hooked by a seasoned BD employee that is no longer here. Mr. Carey stated it was wrong and do not defend it. Mr. Carey asked that did Mr. Miner do things to benefit his future projects.

Ms. Mary Beth Delarm, 15 Hemingway Lane: She stated she and others were stunned when they saw this building being built. She stated there was never apartment unit building there it was always a single family home when she was younger. She stated many problems occurred with this "secretive review". She stated the signs along 150 cannot be read without causing an accident. Why was the project allowed when it was not

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started within one year? Where is the site plan map? Abutting property-this is her. No environmental Impact? Parking spaces are insufficient and dangerous. Fire truck cannot get in there. Air pollution impact. Cutting corners causes problems. Soil removal and tree removal has affected her property as well. Habitat has been destroyed. Chairman French stated the town did an environmental review Oct 1 -2018 and a neg dec was issued per French and is in the documents. She also spoke about the sign was not visible. She went to the building department to ask what is going on. She stated there are two abutting land owners. Noise filters and views were destroyed. Glaring outdoor flood lights and those residents can see in her home and vice versa. Lighting plan? The trees that were removed help people. She stated there is no buffer and a retaining wall right under her fence. Return the soil to the area and plant greenery in that area. Water shed destroyed and storm water will now run down hill into this apartment complex. Neighbors feel unsafe by allowing this project. She has not slept through the night since this project was built. She feels this can be resolved with a balanced resolution. She requested from Chairman French who they go to in order to make sure they get notices out. She also requested to speak to the owner to show him the eroding and to put greenspace in.

Chairman French reviewed a document that was presented for the meeting from the Planning Board (PB):

Initial sub:9/10/18

Sketch Plan-9/10/18

Public Hearing Oct 1 2018

Final Approval-10/1/18

There were also conditions that Chairman French read from the PB documents.

Chairman French stated if the conditions were violated they need to go before PB not ZB. Mr. Styczynski spoke about the conditions. No lighting plan as requested was on the site plan. He does not know if landscaping requirements were satisfied.

Mr. Cioffi read a letter from 2005 that there was a mistake and it was a 4 unit not 3 unit.

Mr. Styczynski concluded that from the way this was handled from the beginning is awful and an embarrassment to the town. He would like something done so this does not happen again.

Everything that comes to the Building Department (BD) does not come before the PB or ZB. There never used to be signs on properties until Chairman French worked on this project in the late 1980's.

Mr. Styczynski stated that there has to be a consult to the PB or ZB. Chairman to be contacted with the BD to ask them. Chairman French stated he and Mr. Cioffi have those conversations all the time.

Chairman French stated this meeting cannot be an inquisition into a former employee and he will not do that.

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Andrew Mair spoke again: Thanked the board for their patience. Pre-existing non-conforming dates he asked about.

Mike Carey: stated he has the utmost respect for the boards and first responders. He stated there are legitimate concerns with emergency services to get to this site. He stated he knows the codes and requirements.

Motion made to close public hearing by Mr. Hoffman and seconded by Mr. Crucetti.

Chairman French stated he is going to sit down with the BD to see if there is anything we can do to tighten up things in general to make things better.

Old Business: None

Motion made to approve February 2026 meeting minutes by Mr. Crucetti and seconded by Mr. Hoffman. All in favor.

Motion made to adjourn at 8:00pm by Mr. Crucetti and seconded by Mr. Hoffman. 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 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.**