

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
April 8, 2026

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

New Business:

- **Application 26-03, for the area variance request of Nick Gagliardi, 3 South Liberty Avenue, Wynantskill, NY 12198, for relief from side (20') and rear (35') setback requirements, for the purpose of constructing a garage addition at the property located at 3 South Liberty Avenue, Wynantskill, NY 12198, in an R1 district, having parcel ID#: 135.13-8-12.**

Mr. Gagliardi spoke about his application. He has a carport with a crumbling retaining wall and would like to build a garage addition. He has had a contractor look at the project and replace the wall as well. He does not want to make the addition too high so people can view the lake. It will be 10 feet high. He owns 5 feet past the fence. 4 feet from the building and property line and the back. Because the properties are so close he will only have 8 feet in the front and 4 feet in the rear. He is trying to improve his property as well. Mr. Gagliardi will also install all new concrete in the driveway.

Public Hearing Opened:

Mike Sanchez, Neighbor at 3 Burns Avenue. He stated he has been a neighbor for 40 years and is in favor of this.

Motion made to close public Hearing by Mr. Masone and Mr. Crucetti. All in favor.

County: Per Mr. Cioffi local consideration shall prevail.

No written correspondence per Mr. Cioffi.

Siding for addition: All current siding will be removed and new siding will be put on the garage and match the home.

Condition: Siding on the addition needs to match house siding.

The drain water will run off onto his property.

Undesirable change: No

Benefits sought by applicant: No

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Substantial: No
Adverse affect: No
Self created: Yes but does not preclude

Type 2 SEQRA

Motion made to approve with the condition above by Mr. Masone and seconded by Mr. Crucetti. All in favor.

- **Application 26-04, for the special permit request of Thumbui Nguyen, 25 Teliska Avenue, Rensselaer, NY 12144, to operate a home occupation one chair manicure studio within a single-family dwelling at the property located at 25 Teliska Avenue, Rensselaer, NY 12144, in an R1 district, having parcel ID#: 134.13-5-8.**

Ms. Nguyen spoke about her application. She left the salon she worked for and will take her clients with her. It will be one chair and no other employees. Chairman French explained that she will need to show there will be no environmental danger and all rules will need to be followed. She provided a hand drawn map with her application. She will only have one client at a time. She has a long driveway so client parking will be no problem. She is also far enough away from other neighbors so there will be no bothering of them per Ms. Nguyen. She has window ventilation as well.

County: Local consideration shall prevail per Mr. Cioffi.

Public Hearing Opened:

No one wishing to speak.

Written correspondence read at meeting. The correspondence stated sometimes people at the residence park on the town road and lawn and they do not remove snow and ice in a timely manner. They would like all driveway parking to be used all year long. Gregory Crohl that lies above her wrote the written correspondence.

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

All special permit questions were asked and answered by the board.

Type 2 Action.

Condition: No on street parking.

Motion made to approve with above condition by Mr. Masone and seconded by Mr. Hoffman. All in favor.

Application 26-05, for the area variance request of Erin Conklin (North Street Architecture), 100 North Street, Saratoga Springs, NY 12866, for relief from maximum lot coverage (10%) requirement, for the purpose of constructing a

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- **single-family dwelling on an existing lot at the property located at 28 Meadow Drive, Troy, NY 12180, in an R1 district, having parcel ID#: 123.32-1-6.**

Dave Darski representing Mr. Conklin spoke about the application. He is the contractor/Builder for this project. The home that was on the property was taken down to build a new home. Mr. Darski stated they meet all the setbacks. They would like to have a 3 car garage as well. The home planned is long and sizable and a bigger footprint than the old home. They are asking 3.6 percent in addition to the percentage required. They are also asking for a sewer extension. All the trees on the lot have been removed because they were either diseased or dying and will replant new ones. Mr. Darski stated that neighborhood has many different style and size homes. He also provided the board a rendering of the proposed home.

Public Hearing Opened:

Joe and Linda Clemente, 26 Meadow Drive: He is asking how this will impact them. They want to know how this will look but are in favor of the new sewer district. Front setback 44, rear 36 feet per Chairman French.

John ?: 24 Meadow Drive: Asked what the square footage of the new home would be. It will be 4,048.

?? Owner of the home? Spoke about why they bought the home and want to build a new one. She plans to be there for a long time.

Mr. Darski spoke about storm water management and where runoff will go. He plans to mitigate any runoff to the neighbors.

Public Hearing closed.

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

- **Application 26-06, for the area variance request of Miller Animal Hospital (Michael & Evelyn Rice), 380 North Greenbush Road, Troy, NY 12180, for relief from maximum footprint (10,000 SF) requirement, for the purpose of constructing a 510 +/- SF addition at 380 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-12.**

Mr. ? presented the application on behalf of Miller Animal. There will be a total of 10,000 square feet with all three buildings included.

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The shed is temporary and is right on the property line per Chairman French.

Public Hearing Opened:

No one wishing to speak.

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

County: Local consideration shall prevail per Mr. Cioffi.

Uncoordinated SEQRA review per Chairman French. All questions were asked and answered by the board.

Negative Declaration per Chairman French.

Undesirable change: No

Benefits sought by applicant: No

Substantial: No – 14%

Adverse affect: No

Self created: Yes but does not preclude

The board asked if they could match siding with existing structure? Mr. ? Yes they will do whatever they need to. Rt. 4 Design conditions will be followed per Chairman French is a condition.

Motion made to approve with above condition by Mr. Crucetti and seconded by Mr. Hoffman. All in favor.

March Minutes will be approved at the May meeting per Chairman French.

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

Old Business: None

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.**