

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Meeting Minutes
June 10, 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 along with Interpretations and what this board is charged with. He also explained zoning and that the town board sets zoning.

New Business:

- **Application 26-14, for the area variance request of Leon Fiacco, 30 Red Oak Lane, Rensselaer, NY 12144, for relief from parking requirement of 60 spaces, for the purpose of proposing 51 parking spaces for a new commercial building at the property located at 325 North Greenbush Road, Troy, NY 12180, in a BG district, having parcel ID#: 134.-1-4.4.**

Steve Hart spoke about the application. Proposing a 9,000 sg foot bldg. The Planning Board approved conditionally until the variance for the parking is approved. 60 needed- 51 proposed.

Chairman French asked ow many businesses are planned. Mr. Hart stated at this point they do not know. Mr. Fiacco stated he plans on 5 businesses.

Chairman stated he sees snow storage on the plan but asked if it would take any spaces. Mr. Hartt stated no.

No other questions from board members.

Chairman French noted there is no access or egress for deliveries.

Mr. Crucetti noted there is only three (3) handicap spots. Mr. Hart stated they can be spread out and not only in one place.

Public Hearing Opened:

No one wishing to speak

No written correspondence.

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

County: local consideration shall prevail per Mr. Cioffi.

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

All SEQRA questions were asked and answered by Board members.
Motion made for a neg dec by Mr. Hoffman and seconded by Ms. Germinerio
Roll Call Vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Motion made to approve by Mr. Crucetti and seconded by Mr. Masone.
Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

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

Mr. Wayne Stritsman spoke about the property next to him that Chris Constantine worked on and received approvals from the boards and Mr. Stritsman is very happy how it turned out. He took an eye sore and made it look great.

Motion made to adjourn at 6:50 by Mr. Crucetti and seconded by Mr. Hoffman. 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.**