

ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Draft Meeting Minutes
July 8, 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 26-15, for the area variance request of Ryan Kiely (Flexlume), 1 Albright Court, Lackawanna, NY 14218, for relief from exceeding the maximum allowable square footage and number of signs at the property located at 533 North Greenbush Road, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 144.2-4-8.**

Mr. Tom Wheeler spoke on behalf of Ryan Kiely. He spoke about the new building at the location above (7 Brew). Additional signage is needed for directional purposes and for the drive-thru. All 7 Brew locations have the same identical signage. Mr. Masone asked what he wants to do. They currently have the signs in place. They are before the board to get the current signage approved. 30 sq feet over the allowable per Mr. Cioffi.

Chairman French stated when you look at the entire piece of land this is the third time someone has been before the board for something that has already been done. Not just 7 Brew but other businesses on that property. Chairman French asked him to convince him what the reason is for these additional signs. Chairman French also stated there was a sandwich board sign in the middle of Agway Drive today as well. Chairman French also stated there are a lot of "stake in the ground" signs all over the property.

This may have to be postponed until someone on the business side of 7 Brew can come and explain about these signs. Mr. Wheeler is only the sign person. Chairman French noted that the car wash and an electronic sign board was installed without the board's approval. Mr. Masone stated Mr. Wheeler is the wrong person to be before the board about this. The board wants someone from 7 Brew to come before the board.

Public Hearing Opened:

Andy Mair, DeFreestville: Asked if the application involved free standing signs and Chairman stated it does not. His concern is driver distraction and traffic safety. Mr. Mair stated there was a lot of police presence there last week. A mob was attracted due to the

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giveaways and multiple staffing which cause a problem and the police were called to calm down the incident. Mr. Mair asked if the signs were lit or flickering. They are only lit.

The public hearing will be adjourned not Closed.

Motion made to adjourn the public hearing and to adjourn the application until 7 brew staff come before the board next month by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Application 26-16, for the area variance request of Jude Clemente & Linda Mandel Clemente, 255 Lape Road, Rensselaer, NY 12144, for relief from constructing a detached accessory structure less than the required 12 feet from the principal building, at the property located at 255 Lape Road, Rensselaer, NY 12144, in an R1 (Residential – Single Family) district, having parcel ID# 134.9-1-12.12.

Linda Mandel Clemente spoke about her application. She would like the new shed to be located in a more efficient area on the property. She will have an outside faucet on the garage. They are building a new garage which is not before the board. The shed will not be connected to the garage. This will be 3.5 feet from the garage.

Public Hearing Opened:

No one wishing to speak

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

Roofing and siding will match the existing per Ms. Clemente

Condition: Roofing and siding must match existing home.

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

Roll call vote: Masone, Crucetti, French, Germinerio, Hoffman.

- **Application 26-17, for the area variance request of James Doring, 11 Hosford Avenue, Rensselaer, NY 12144, for relief from maximum fence height requirement in the front yard at the property located at 11 Hosford Avenue, Rensselaer, NY 12144, in a R1 (Residential – Single Family) district, having parcel ID#: 134.17-3-20.**

Mr. James Doring is explaining the application for his sister who is out of town. He noted many instances around town where fences are higher than code. They want the fence higher than code for privacy. The purpose of the fence is to provide a safer calmer area

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for his sister. The fence has already been purchased. He gave the board some photos of other properties with a six foot fence.

Chairman French noted Hosford road is a dead end road. Chairman French stated extending the six foot fence to the front of the house would give him/her any additional privacy. Chairman French does not see a reason to come out to the front of the home. Bloomingrove is very busy per Mr. Hoffman and can understand why he would want to have the fence extended forward. Mr. Masone asked that he is coming out 50 feet. The issue is coming out to the front with the 6 foot fence. Mr. Doring stated he can compromise and come out 10 feet less.

Public Hearing Opened:

No one wishing to speak.

Chairman French read a written comment dated July 1 from Jane Rivera. She does not see the need for a 6 foot fence.

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

Mr. Doring offered to come out 10 feet less and Chairman is agreeable to that. This would make it 35 feet and not 45 feet.

Motion made to approve with a 45 foot setback from center and 40 from front of the house by Mr. Masone and seconded by Mr. Crucetti. Roll Call vote: Masone, Crucetti, French, Germinerio, Hoffman. All in favor.

Mr. Cioffi noted to the board that they did not receive any county approvals because County Principal Planner Linda Von der Heide is retiring and training a new person.

- **Application 26-18, for the area variance request of Scott Noel, 53 Haywood Lane, Rensselaer, NY 12144, for relief from minimum lot size requirement and width at setback for a proposed sub-division at the property located at 631 Bloomingrove Drive, Rensselaer, NY 12144, in a C (Commercial) district, having parcel ID#: 145.-7-2.**

Mr. Hart explained the application. On behalf of Scott Noel. 2.05 acre parcel of land. Existing non-conforming per Mr. Hart. They want to sub divide a piece of the parcel to construct a sports complex and take .7 acres from the credit union there (purchase). If they can add parking across the way they can reconfigure the building lay out. The bank currently owns the land in question.

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Chairman French asked how many parking spaces across the road. Mr. Hartt stated about 46 spaces. They will also be going before the PB.

Chairman feels there is not a huge traffic impact. Chairman French also spoke with Mr. Noel for ideas on how to make this project work. 28,000 square feet building is planned. Mr. Noel stated this is a nighttime practice facility and the credit union will be closed. Mr. Noel stated the idea is one car for every four children due to car pooling. Planning Board will hear the application after ZB. Mr. Cioffi stated this application will be back before this board after PB.

Public Hearing Opened:

Andy Mair, DeFreestville: Noted the minimum lot size for this is 5 acres. This creates 2 non-conforming lots. This variance is substantial (83%). He is asking the board to deny this area variance request. Mr. Mair believes a lot of this parcel for parking is a designated wetland. Chairman French showed Mr. Mair where the wetland is and it is not encroaching on the parking. Mr. Mair is also asking that the board adjourn and not close the public hearing until next month in order for others to speak at the next public hearing.

Andre Lapin, 628 Bloomingrove Drive: He is the house across from the bank. During some events parking does become crazy as he has been to other facilities. Also asked if there is a limit to the number of variances for a project. Chairman French stated no. Mr. Crucetti noted that the facility in Clifton Park actually has teams playing and host tournaments. This facility is just for practice.

Mr. Lapin also stated they will lose their privacy. He also noted traffic issues that could arise. Chairman read what would be allowed as a use on that zoning area to Mr. Lapin. The property to the south is a state wetland per Mr. Lapin.

Chairman French stated all this board is looking at is the sub-dividing the land. Chairman is also suggesting that we adjourn everything for this application until next month. He also stated we need county comment which we do not have at this time.

Mr. Noel noted that he will make the proposed building in line with the Rt. 4 guidelines and it will be nice. Mr. Cioffi noted that other parking area will need a variance/special permit. Chairman French is also going to have a conversation about this with the PB Chairman, town engineer and BD.

Motion made to adjourn public hearing and decision to see the official wetland designation, what the support building will be for and county planning comment by Mr. Hoffman and seconded by Mr. Crucetti. All in favor.

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- **Application 26-19, for the area variance of Angelo Grasso, Hatchet Hardware, Brooklyn, NY, for relief from the number of parking spaces required (72), for the purpose of allowing a modification to the existing site plan with 29 parking spaces proposed at the property located at 115 Main Avenue, Wynantskill, NY, in a H (Hamlet) district, having parcel ID#: 124.5-3-20.**

Mr. Dave Kimmer, ABD Engineers spoke about the application. This is for to install a propane filling station. 31 parking spots were allowed when this was originally approved. He presented a rendering for the board. The dumpster is also planned to be moved into one of the parking spots.

Mr. Kimmer asked and answered these questions:

Undesirable change: No-he noted they are asking for 2 less parking spots.

Benefits sought by applicant: No

Substantial: No

Adverse affect: No –they are not really drastically modifying the site.

Self created: Yes but does not preclude. (These were Mr. Kimmer's answers not the Board's).

Mr. Masone asked about the parking. He did not come up with 31 current spots. Mr. Kimmer stated some of the spots were always intended for outside storage.

Mr. Masone noted that the dumpster is in 2 of the counted parking spots. Mr. Masone stated in reality there are not 31 spots. And that is a concern. Mr. Hoffman stated he frequents this building and parking spots are taken away with outdoor storage. This is also concerning.

Chairman French attended 2 PB meetings regarding this application. He went down at night when they were closed and noted many spaces filled with product and could not get near 31 spaces.

Mr. Masone was there this afternoon and noted many spaces and dumpster took parking spaces. A filling station in this cramped area is also concerning per Mr. Masone.

Mr. Hoffman asked if he has to move the dumpster. Mr. Kimmer stated it makes pick up easier. Mr. Kimmer stated the owner is not intentionally trying to create any unsafe conditions.

Chairman French noted when this project was originally approved the board was told that there would be product brought from the Hoosick Street store daily and not stored.

Public Hearing Opened:
No one wishing to speak

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Motion made to adjourn public hearing and application until applicant and BD can get information on the parking by Mr. Masone and seconded by Mr. Crucetti. All in favor.

Old Business: None

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

Motion made to adjourn at 8:20 by Mr. Crucetti and 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.**

BY ORDER OF THE ZONING BOARD DATED: June 24, 2026, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.