

North Greenbush town government has three boards that impact land use policies and decisions in the town:

1. The Town Board. This board consists of five members, all elected at large on a town wide basis, one of whom is the town supervisor. This board has the legislative power to enact local laws including but not limited to zoning and land use local laws. As such, this board has the most significant impact on the town's land use policy. The town board meets on the second Thursday of each month at 7:00 PM at Town Hall in Wynantskill.
2. The Planning Board. The five members of this board are appointed to their positions by the town board. This board conducts site plan reviews to ensure compliance with applicable project design and layout requirements. This board also conducts subdivision (minor and major) review and issues approvals. The planning board meets on the first Monday of each month at 6:30 PM at Town Hall in Wynantskill.
3. The Zoning Board of Appeals (ZBA). The five members of this board are appointed to their positions by the town board. This board has the authority to review and approve requests for use variances to use property in a manner that is not consistent with the applicable zoning law, and area variances to build structures that do not meet dimensional requirements such as lot setbacks, building height, building size and lot coverage. The ZBA has the authority to issue special permits to conduct certain allowed but regulated activities. This board also has the authority to render interpretations of the town zoning law. The ZBA meets on the second Wednesday of each month at 6:30 PM at Town Hall in Wynantskill.