

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)694-4011 FAX (518)477-2386

MEETING AGENDA

TUESDAY, JUNE 28, 2022 7:30PM

***Meeting to be held in the Town
Hall Court Room***

7:30 PM CALL TO ORDER

PUBLIC HEARINGS:

ZBA Appeal #2022-04-Riling -31 Catskill Avenue-2 Area Variances-Side & Rear Setbacks for Shed

SEQR DETERMINATION & RECOMMENDATION:

ZBA Appeal #2022-04-Riling -31 Catskill Avenue-2 Area Variances- Side & Rear Setbacks for Shed

WORKSHOP/DELIBERATION:

ZBA Appeal #2022-04-Riling -31 Catskill Avenue-2 Area Variances- Side & Rear Setbacks for Shed

NEXT MEETING:

July 12, 2022

APPROVAL OF MINUTES:

April 12, 2022 & June 14, 2022

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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June 28, 2022

MEMO:

In regards to Appeal #2022-04: Riling - Application for 2 Area Variances, the Zoning Board of Appeals has considered this project under SEQR and determines that this project meets the requirements for a Type II Action and no further SEQR review is required.

End of Memo

Town of East Greenbush
Zoning Board of Appeals

In the matter by:
Jennifer & Paul Riling
For 2 Area Variances

**Resolution and
Final Decision of
Board of Appeals**

Appeal No. 2022-04

Whereas, An application has been filed by Jennifer & Paul Riling of 31 Catskill Avenue Rensselaer, NY, 12144. The applicant proposes to install a 12' x 20' shed in the rear yard with a 5 foot side and a 5 foot rear setback. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section 2.6.6 Residential District (R-2) requires accessory structures larger than 120 square feet maintain a rear setback of 25 feet and a side setback of 8 feet; and

Whereas, The applicant has filed an application requesting 2 Area Variances at the property located at 31 Catskill Avenue East Greenbush, NY (Tax Map No. 155.9-1-3); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on June 16, 2022; and

Whereas, Notice of the Public Hearing was provided by Certified Mail to the owners of all property within 200 feet of the land involved in the application, to the Town Planning Board, and to the Rensselaer County Bureau of Economic Development and Planning; and

Whereas, A Public Hearing was held by the Board of Appeals on Tuesday, July 12, 2022 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its June 8, 2022 meeting provided a report of the requested Area Variances with a negative recommendation; and

Whereas, At this hearing, the applicant as well as any and all persons interested in this appeal were heard, their statements recorded, and various written material including exhibits, if any, were entered into the record; and

Whereas, All statements, written material and exhibits submitted in connection with said appeal have been carefully considered; and

Whereas, This appeal has met all the requirements of the **SEQR** and the **TEQR**; now, therefore, be it

Resolved, That the Board of Appeals makes the following findings of fact:

1. There will **(not)** be an undesirable change in the character of the neighborhood as
2. There is **no** other method available to the applicant as
3. The requested variance is **(not)** substantial
4. The proposed variance will **(not)** have an adverse effect on the neighborhood
5. The alleged difficulty is **(not)** self-created; however, **that shall not necessarily preclude the granting of the area variance.**

Resolved, that the application for the installation of a 12' x 20' shed in the rear yard with a 5 foot side and a 5' rear setback be _____ **(GRANTED/DENIED)** with ___ **(NO)** condition(s):

This resolution was moved by _____ and seconded by _____ at a meeting duly held on July 12, 2022.

(Discussion)

A vote was taken as follows:

Tom Hickey _____
 Matt Ostiguy _____
 Jeff Pangburn _____
 Bob Seward III _____
 Scot Strevell _____

**TOWN OF EAST GREENBUSH
BOARD OF APPEALS**

By: _____
Jeff Pangburn, Chairperson

Dated: _____, 2022

****Granting of this variance, does not preclude the applicant from obtaining a building permit***

Copy To:

Jennifer & Paul Riling
31 Catskill Avenue
Rensselaer, NY 12144

Cc: Rensselaer County Planning (Via Email)
Town Clerk (Via Email)
Building Inspector (Via Email)
Assessor (Via Email)
ZBA File No. 2022-04