

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, SEPTEMBER 22, 2020 7:30PM

This meeting will be held at the Town of East Greenbush Red Barn on Town Park Road. Please arrive at 7:00 pm to allow time for COVID-19 safety and screening protocols prior to the start of the meeting. Please see the attached notice.

7:30 PM CALL TO ORDER

PUBLIC HEARINGS:

ZBA Appeal #2020-08-Regeneron Pharmaceuticals, Inc. -81 Columbia Turnpike-Bldg. 85
Addition-2 Area Variances-Signs

ZBA Appeal #2020-09-Montross-1 Springhurst Drive-"Nic's Trattoria"-2 Area Variances-
Signs

SEQR DETERMINATION & RECOMMENDATION:

ZBA Appeal #2020-08-Regeneron Pharmaceuticals, Inc. -81 Columbia Turnpike-Bldg. 85
Addition-2 Area Variances-Signs

ZBA Appeal #2020-09-Montross-1 Springhurst Drive-"Nic's Trattoria"-2 Area Variances-
Signs

WORKSHOP/DELIBERATION:

ZBA Appeal #2020-08-Regeneron Pharmaceuticals, Inc. -81 Columbia Turnpike-Bldg. 85
Addition-2 Area Variances-Signs

ZBA Appeal #2020-09-Montross-1 Springhurst Drive-"Nic's Trattoria"-2 Area Variances-
Signs

NEXT MEETING:

October 13, 2020

STATUS -APPEALS ON OCTOBER 13, 2020:

ZBA Appeal #2020-10-Big Red Doghouse - 700 Columbia Turnpike- -2 Area Variances-Signs

ZBA Appeal #2020-11-TCJ Troy Road LLC. -597 Columbia Turnpike-2 Area Variances-Signs

APPROVAL OF MINUTES:

September 8, 2020 meeting minutes

Zoning Board Meeting Notice

The Zoning Board Meeting will be held at the East Greenbush Red Barn on Town Park Road on Tuesday, September 22, 2020 at 7:30 PM. The following protocols will be in place to ensure everyone's health and safety:

There will be a screener at the main entrance to screen everyone who will be granted access to the building. The screening process includes recording name, phone number, temperature check and screening questions. Upon completion of the screening process those granted access to the Red Barn will be provided a Visitor badge that will verify that you were screened at the door. Masks are required. Physical distancing protocols will be in effect.

The screener will monitor occupancy, which will be limited. There will be a list of attendees and/or presenters that have business in front of the Planning Board that will be prioritized for entry. Access to the Red Barn will be limited to the meeting area. Bathrooms will be closed to the public during meetings.

For those unable to attend the meeting at the Red Barn can watch the live stream via the Town of East Greenbush YouTube Channel. To view the Live Stream, go to the Town's YouTube Channel at https://www.youtube.com/channel/UCzStopZCsgZKn_GV0i1WalA.

We appreciate your compliance of the rules put into place to keep everyone safe during these times. We will continue to monitor safety concerns and protocols and adjust as necessary. Updates will be provided prior to each meeting.

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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

September 22, 2020

MEMO:

In regards to Appeal #2020-08: Regeneron Pharmaceuticals, Inc. for 81 Columbia Turnpike- Application for two 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

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

September 22, 2020

MEMO:

In regards to Appeal #2020-09: Hunter Montross for 1 Springhurst Drive - Application for two 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:
Regeneron Pharmaceuticals, Inc.
For Two Area Variances

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

Appeal No. 2020-08

Whereas, An application has been filed by Regeneron Pharmaceuticals, Inc. of 81 Columbia Turnpike Rensselaer, NY, 12144. The applicant proposes to install one 31.45 sf sign on the West elevation of the Building 85 addition, and the West elevation does not face a public road. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) II 3.3.2 A b) iii. The maximum size shall be 24 square feet and the West elevation does not face a public road; and

Whereas, The applicant has filed an application requesting two Area Variance at the property located at 81 Columbia Turnpike East Greenbush, NY (Tax Map No. 155.-1-4.21); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on September 11, 2020; 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, September 22, 2020 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its September 9, 2020 meeting provided a report of the requested Area Variances with a 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 **two Area Variances for a 31.45 sq. ft. sign on the West elevation & that it does not face a public road** be _____ **(GRANTED/DENIED)** with _____ **(NO)** condition(s):

- 1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on **September 22, 20120.**

(Discussion)

A vote was taken as follows:

John Conway	___
Matt Ostiguy	___
Tom Hickey	___
Jeff Pangburn	___
Bob Seward III	___
Scot Strevell	___

**TOWN OF EAST GREENBUSH
BOARD OF APPEALS**

By: _____
Jeff Pangburn, Chairperson

Dated: _____, 2020

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

Copy To:

Regeneron Pharmaceuticals, Inc.
81 Columbia Turnpike
Rensselaer, NY 12144

Cc: Rensselaer County Planning
Town Clerk (Via Email)
Building Inspector (Via Email)
Assessor (Via Email)
ZBA File No. 2020-08

DRAFT

Town of East Greenbush
Zoning Board of Appeals

In the matter by:
Hunter Montross
For Two Area Variances

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

Appeal No. 2020-09

Whereas, An application has been filed by Hunter Montross of 1 Springhurst Drive Rensselaer, NY, 12144. The applicant proposes to install a 40 sf façade mounted sign on the Southwest elevation & an 18 sf projecting sign on the Northeast elevation. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) II 3.3.2 A b) iii. The maximum size shall be 24 square feet & Section 3.3.2 A02 projecting signs shall be no larger than 5 s.f. per side; and

Whereas, The applicant has filed an application requesting two Area Variances at the property located at 1 Springhurst Drive East Greenbush, NY (Tax Map No. 177.8-4-11.121); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on September 10, 2020; 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, September 22, 2020 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its September 9, 2020 meeting provided a report of the requested Area Variances with a 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 two Area Variances for a 40 sq. ft. façade mounted sign on the Southwest elevation be _____ (GRANTED/DENIED) with _____ (NO) condition(s):

- 1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on September 22, 2020.

(Discussion)

A vote was taken as follows:

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

**TOWN OF EAST GREENBUSH
BOARD OF APPEALS**

By: _____
Jeff Pangburn, Chairperson

Dated: _____, 2020

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

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 **an Area Variance for an 18 sf projecting sign on the Northeast elevation** be _____ **(GRANTED/DENIED)** with ___ **(NO)** condition(s):

1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on September 22, 2020.

(Discussion)

A vote was taken as follows:

John Conway	___
Matt Ostiguy	___
Tom Hickey	___
Jeff Pangburn	___
Bob Seward III	___
Scot Strevell	___

**TOWN OF EAST GREENBUSH
BOARD OF APPEALS**

By: _____
Jeff Pangburn, Chairperson

Dated: _____, 2020

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

Copy To:

Hunter Montross
1 Springhurst Drive
East Greenbush, NY 12061

Cc: Rensselaer County Planning
Town Clerk (Via Email)
Building Inspector (Via Email)
Assessor (Via Email)
ZBA File No. 2020-09

DRAFT