

# TOWN OF EAST GREENBUSH PLANNING BOARD

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

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## MEMORANDUM

### EAST GREENBUSH PLANNING BOARD MEETING MINUTES AUGUST 28, 2024

#### **Members:**

Matt Mastin, Chairman  
Bob Jucha, Member  
Ralph Viola, Member  
Mike Tierney, Member  
Kurt Bergmann, Member  
Chris Horne, Member  
John Conway, Member

#### **Also Present:**

Dan Rodriguez, Co-Director of Planning & Zoning  
Joseph Slater, Planning Board Attorney

#### **CALL TO ORDER / DETERMINATION OF QUORUM**

Chairman Mastin called the meeting to order and determined that the board was in full attendance.

#### **PUBLIC HEARINGS**

There are no public hearings scheduled before the board for this meeting.

#### **OLD BUSINESS:**

There is no old business scheduled before the board for this meeting.

#### **NEW BUSINESS:**

##### **(24-19) Mancini-88 New Rd-SUP** – *Schedule a Public Hearing*

Rodriguez introduced the applicant, Biolka Mancini, who was also in attendance, and described the scope of her project. She intends to operate a baking business at her home.

- Conway confirmed with Mancini that she does not expect much customer activity. Baking, as a hobby, has been physically therapeutic for her as part of her recovery from an illness that partially paralyzed her. Though she feels she has made strides, Mancini still experiences complications after surgery. As such, she feels the need to stay close to home. Mancini views the establishment of this small business at home as her only opportunity to frequently engage in this activity.

MOTION: A motion was made by Chairman Mastin as follows: **The Town of East Greenbush Planning Board hereby;**

- 1. Determines that the proposed accessory use of a "Home Occupation" requires a Special Use Permit in the R-B Zone; and**
- 2. Determines this action to be a Type II SEQRA action in accordance with 6 CRR-NY 617.5(c)(18): Reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.**

Seconded by Jucha and roll called as follows:

**M. MASTIN – YES; R. VIOLA – YES; C. HORNE – YES; R. JUCHA – YES; K. BERGMANN – YES; M. TIERNEY – YES; J. CONWAY – YES**

**MOTION CARRIED BY A 7-0 VOTE**

MOTION: A motion was made by Chairman Mastin as follows:

**The Town of East Greenbush Planning Board hereby schedules a Public Hearing related to the proposed Special Use Permit for September 11, 2024, at the East Greenbush Town Hall at 7:00 PM.**

Seconded by Jucha and roll called as follows:

**M. MASTIN – YES; R. VIOLA – YES; C. HORNE – YES; R. JUCHA – YES; K. BERGMANN – YES; M. TIERNEY – YES; J. CONWAY – YES**

**MOTION CARRIED BY A 7-0 VOTE**

**NEW ZBA REFERRALS:**

There were no new ZBA Referrals before the board for this meeting.

**NEW ZBA REPORTS:**

**ZBA Appeal #2024-11 Schuurman-39 New Jersey Ave-2 Area Variances for New Construction – Report by Bob Jucha**

On April 10, the applicant, Dave Schuurman, applied for a permit to construct 1,008 sf single family dwelling in the R-2 residential district on 39 New Jersey Avenue. He was denied the permit on May 17 as two area variances would be required. The first variance is for a lot area of 7,500 sf, the lot is 6,000sf. The second variance is for a frontage of 75 feet, the lot has 60ft of frontage. The dimensions of the lot are 60ftx100ft. The parcel had an older residential development on a dead end street. The proposed building covers 17% of the property, which meets the requirement of a maximum lot coverage of 25%. The parcel has the same amount of frontage as other developed lots in the area. The lot has been cleared with some trees. The parcel previously had a residential structure on it, which was torn down by a bank that owned it

## **EAST GREENBUSH PLANNING BOARD/MEETING MINUTES/AUGUST 28 2024**

Page 3 of 4

due to poor condition. Jucha spoke with Schuurman about the latter's proposal. Schuurman intends to construct a two-story, three-bedroom raised ranch with a slab on grade, and include a single-car garage. Jucha attempted to speak with adjacent neighbors on 37 and 41 New Jersey Avenue and received no answer at their respective doors. Jucha determined that the proposed two area variances would not produce any adverse impacts on physical and environmental conditions to the neighbors. This is due to the lot sizes on New Jersey Avenue, as well as adjacent streets. The difficulties were also determined to have not been self-created. After a thorough review of the area, as well as adjacent parcels, Jucha suggests the project receive a positive recommendation from the board.

Chairman Mastin asks if members of the board have any questions or comments.

- Conway confirms with Jucha that the survey details the structure is to be a single-family, two-story home with a slab on grade.
- Conway also confirms with Jucha that the driveway going towards Pennsylvania Avenue is to be cut off partially.

**MOTION:** A motion was made by Chairman Mastin as follows: **The Planning Board gives a positive recommendation from a Planning perspective & accepts Bob Jucha's report.**

Seconded by Conway & roll called as follows:

**M. MASTIN-YES; R. VIOLA-YES; K. BERGMANN-YES; C. HORNE-YES; J. CONWAY-YES; R. JUCHA-YES; M. TIERNEY-YES.**

**MOTION CARRIED BY A 7-0- VOTE**

### **REVIEW AND APPROVAL OF MEETING MINUTES:**

#### **June 22, 2024 Meeting Minutes**

There were no minutes to approve at this time. Rodriguez did note that an offer was made to a candidate for secretary. The offer was accepted, and the individual was expected to start on September 16, 2024. As for the minutes in question, Rodriguez is in the process of finishing them for approval, as he returned from vacation. Chairman Mastin made note of the good news. In addition, Jucha has stated that he will be unable to attend the Planning Board meeting scheduled for September 11, 2024.

#### **(24-10) Clinton Height FD-164 Columbia Turnpike-Major Site Plan- Subdivision - Discussion**

Bergmann noted that a member of the Clinton Heights Fire Department stopped him at the bank. The gentleman sought clarification as to what seemed to be issues the town had with the new Clinton Heights Fire Department building by the Martin Electric facility. Bergmann clarified that the issues were more so directed towards the property owners of the Martin Electric facility. He detailed the violations, as well as issues the town, the building department and nearby residents all had with the property owner. Bergmann stated that it is unfortunate that the fire department is caught in the middle of the issues with the owners of the site. The outstanding issues would need to be resolved before they act on the issues the fire

**EAST GREENBUSH PLANNING BOARD/MEETING MINUTES/AUGUST 28 2024**

Page 4 of 4

department is having as well. Chairman Mastin made note that it can be helpful to the board, as well as the fire department, if any members are able to attend the Planning Board meetings.

**CLOSING**

After further discussion the matter, it was determined that no further business before the board. Therefore, the meeting was closed by Chairman Mastin.

All spoke in favor.

**M. MASTIN – YES; R. VIOLA – YES; C. HORNE – YES; R. JUCHA – YES; K. BERGMANN – YES; M. TIERNEY – YES; J. CONWAY - YES**

**MOTION CARRIED BY A 7-0 VOTE**

Respectfully Submitted

Vincent Meade, Secretary for Planning and Zoning