



# The Town of East Greenbush

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## Building Department

225 Columbia Turnpike, Rensselaer, New York 12144  
Phone: 518-477-6225 – Email [egcodes@eastgreenbush.org](mailto:egcodes@eastgreenbush.org)  
*Building, Zoning and Fire Prevention*

April 10, 2023

Euclid NY LLC  
Plato Properties  
18 Maxwell Road  
Garden City, NY 11530

Re: 390-394 Columbia Turnpike  
Rensselaer, NY 12144  
Tax Map # 166.-1-13

To Whom It May Concern;

The Building Department received an inquiry to review a proposal to subdivide the above referenced parcel. The parcel is zoned B-1 General Business Mixed Use District. The subdivision will create a flag lot for the residential building in the rear which currently has an access driveway. Town Code Section 57-10 (7) (b) [1] indicates: “ Flag lots shall only be allowed in residential zoning districts.”

Section 57-10 (7) (b) [3] indicates: “ Each flag lot shall have at least 30 feet of frontage on a public street for lots developed with public water and sewer systems. The minimum frontage of the lot shall extend throughout the entire depth of the lot” The proposed frontage for the flag lot portion will be 25.03 feet.

It is my determination that preparation of a site plan / survey is required for the subdivision. The applicant may apply for relief from the Zoning Board of Appeals for the pre-existing driveway width and flag lot access in the B-1 Zone.

Kevin Hitchcock  
Building Inspector

Cc: Planning Department