

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, OCTOBER 13, 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:

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

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

SEQR DETERMINATION & RECOMMENDATION:

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

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

WORKSHOP/DELIBERATION:

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

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

NEXT MEETING:

October 27, 2020

STATUS –APPEALS ON OCTOBER 27, 2020:

NONE

APPROVAL OF MINUTES:

September 22, 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, October 13, 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.

NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of East Greenbush will hold a public hearing on October 13, 2020 at the Red Barn, Town Park Road, East Greenbush, New York beginning at 7:30 P.M. to consider the following application:

Appeal number # 2020-10 the appeal of Big Red Doghouse LLC. of 700 Columbia Turnpike, East Greenbush, NY 12061. The applicant proposes to construct a plaza monument sign 11.67 feet tall and 9.075 feet wide which names two individual businesses. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) 3.3.2 B02 Signs shall be no larger than 5 feet tall and 8 feet wide. The names of individual businesses are not permitted. Therefore the proposed action requires two Area Variances for the property located at 700 Columbia Turnpike, East Greenbush NY.
Tax Map # 177.8-4-10

Any interested party may comment in person at the hearing. Written comment may be submitted to the Zoning Board of Appeals, Town of East Greenbush, 225 Columbia Turnpike, Rensselaer, New York 12144 at any time prior to the hearing.

BY ORDER OF THE ZONING BOARD OF APPEALS
DATED SEPTEMBER 30, 2020
JEFF PANGBURN, CHAIRMAN
ZONING BOARD OF APPEALS
TOWN OF EAST GREENBUSH
FOR ADDITIONAL INFORMATION REGARDING THIS ACTION CALL THE
EAST GREENBUSH ZONING DEPARTMENT AT 694-4011.

NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of East Greenbush will hold a public hearing on October 13, 2020 at the Red Barn, Town Park Road, East Greenbush, New York beginning at 7:30 P.M. to consider the following application:

Appeal number # 2020-11 the appeal of TCJ Troy Road LLC. of 597 Columbia Turnpike, East Greenbush, NY 12061. The applicant proposes to construct two 25.434 sf. façade mounted signs on the southwest and southeast elevations. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) 3.3.2 A b) iii The maximum shall be 24 square feet. Therefore the proposed action requires two Area Variances for the property located at 597 Columbia Turnpike, East Greenbush NY. Tax Map # 166.15-4-11

Any interested party may comment in person at the hearing. Written comment may be submitted to the Zoning Board of Appeals, Town of East Greenbush, 225 Columbia Turnpike, Rensselaer, New York 12144 at any time prior to the hearing.

BY ORDER OF THE ZONING BOARD OF APPEALS
DATED SEPTEMBER 30, 2020
JEFF PANGBURN, CHAIRMAN
ZONING BOARD OF APPEALS
TOWN OF EAST GREENBUSH
FOR ADDITIONAL INFORMATION REGARDING THIS ACTION CALL THE
EAST GREENBUSH ZONING DEPARTMENT AT 694-4011.

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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

October 13, 2020

MEMO:

In regards to Appeal #2020-10: Big Red Doghouse-700 Columbia Turnpike for 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

October 13, 2020

MEMO:

In regards to Appeal #2020-11: TCJ Troy Road LLC.-597 Columbia Turnpike for 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:
The Big Red Doghouse LLC.
For Two Area Variances

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

Appeal No. 2020-10

Whereas, An application has been filed by the Big Red Doghouse of 700 Columbia Turnpike East Greenbush, NY, 12061. The applicant proposes to construct a plaza monument sign 11.67 feet tall and 9.075 feet wide which names two individual businesses. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) 3.3.2 B02 Signs shall be no larger than 5 feet tall and 8 feet wide. The names of individual businesses are not permitted; and

Whereas, The applicant has filed an application requesting two Area Variances at the property located at 700 Columbia Turnpike East Greenbush, NY (Tax Map No. 177.8-4-10); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on October 2, 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, October 13, 2020 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its September 23, 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 plaza monument sign 11.67 feet tall and 9.075 feet wide which names two individual businesses** be _____ **(GRANTED/DENIED)** with ___ **(NO)** condition(s):

1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on **October 13, 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***

Town of East Greenbush
Zoning Board of Appeals

In the matter by:
TCJ Troy Road LLC.
For Two Area Variances

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

Appeal No. 2020-11

Whereas, An application has been filed by the TCJ Troy Road LLC. of 270 Murray Avenue Delmar NY, 12054. The applicant proposes to construct two 25.434 sf. façade mounted signs on the southwest and southeast elevations. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section(s) 3.3.2 A b) iii The maximum shall be 24 square feet; and

Whereas, The applicant has filed an application requesting two Area Variances at the property located at 597 Columbia Turnpike East Greenbush, NY (Tax Map No. 166.15-4-11); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on October 2, 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, October 13, 2020 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its September 23, 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 **two 25.434 sf. façade mounted signs on the southwest and southeast elevations** be _____ **(GRANTED/DENIED)** with _____ **(NO)** condition(s):

- 1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on **October 13, 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***