

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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

MEMORANDUM

EAST GREENBUSH ZONING BOARD OF APPEALS MEETING MINUTES May 24, 2016

Members

Jeff Pangburn, Chairman
Domenico Pirrotta
Joyce Lapham
John Conway, Jr
Matt Ostiguy
Bob Seward III

Also Present:

George Hoffman, Attorney
Donna Moran, Stenographer
Alison Lovely, ZBA Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pangburn called the meeting to order and determined a quorum of six (6) members were present. Lou Polsinello III was absent. Introductions were made.

OLD BUSINESS:

NONE

NEW BUSINESS:

PUBLIC HEARINGS:

ZBA Appeal #2016-08– Friendly’s –9 Troy Road -Use Variance for the construction of a drive thru to existing restaurant.

The following was read and/or referenced as being in the file.

- Legal Notice
- Rensselaer County Recommendations
- Planning Board recommendation
- Supplemental report from Planning Board member Mike Bottillo
- ZBA Application, Short EAF, Denial, Use Variance Criteria & Authorization Form
- Bldg. Permit Application

Mike Tucker of VHB and David Panella of Friendly’s were both present to discuss the proposal. Mike Tucker stated that the restaurant currently is approximately 2,500 square feet with one way circulation and the applicant stated that will remain the same. A landscaped island will be installed to define the drive thru. The existing ice cream pick up window will be demolished. The eight parking spots that are currently in the rear of the building will be reduced to four. The dumpster will be relocated to a rear corner of the site and will be fenced in. Dave Panella spoke about the design. The drive thru is to increase the customer base since the site isn’t big enough to expand. The drive thru will have a reduced menu from the inside menu. Food that can be made quickly, from breakfast, lunch, dinner, snacks and ice cream.

Friendly's currently has 4 restaurants with drive thru's in the works with only one of these being complete at this time. They have experienced approximately ten cars at peak time (lunch and dinner). This Friendly's is on a small site and has existed since the 70's. Chairman Pangburn asked the applicant if they have prepared responses to the Use Variance Criteria that was provided at the time of their application. Dave stated that he didn't have anything prepared but that from a financial standpoint it will increase business by 25%. Chairman Pangburn stated the applicant might want to take more time to prepare answers to all the Use Variance Criteria, as the financial portion weighs heavily on the Board's decision. David Panella stated that they would like to take some time to prepare the information requested.

A motion to table the public hearing until June 28, 2016 was made by Chairman Pangburn– Seconded by Bob Seward. Motion carried by a 6-0 vote.

SEQR DETERMINATIONS & RECOMMENDATIONS:

NONE

WORKSHOPS:

NONE

NEXT MEETING: The next meeting will be held on June 14, 2016

APPROVAL OF MINUTES:

Motion by Chairman Pangburn to approve the meeting minutes from the March 22, 2016 meeting. Second by John Conway. Motion carried by a 5-0 vote.

MOTION TO ADJOURN

There being no further business before the Board, the meeting was adjourned upon a motion by Jeff Pangburn. Seconded by Bob Seward. Motion Carried by a 6-0 vote.

Respectfully Submitted


Alison Lovely, ZBA Secretary