

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 SEPTEMBER 27, 2022

Members

Jeff Pangburn, Chairman
Bob Seward III
Scot Strevell

Also Present:

William Hessney, Attorney
Alison Lovely, Zoning Board Secretary
Kateri Rhatigan, Stenographer

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pangburn called the meeting to order and determined a quorum of three (3) members were present. Tom Hickey & Matt Ositguy were absent.

PUBLIC HEARINGS:

ZBA Appeal #2022-07–Bank of Greene County– 164 Columbia Turnpike- 2 Area Variances-Front Setback & Building Height-Bank

Chairman Pangburn referenced the following as being in the record:

- Legal Notice-was read by Chairman Pangburn
- PB Recommendation with supplemental report by Matt Mastin
- Rensselaer County Recommendation
- ZBA Area Variance Application Packet with authorization form
- Site Plan of bank, Aerial view of site plan, proposed bank rendering

Steve Hart of Hart Engineering representing the applicant as well as Don Gibson, president of Bank of Greene County. Steve Hart stated that the property is located at 164 Columbia Turnpike and the proposal is to construct a 1,700 square foot bank with a drive through in the front of the site in front of the existing Martin Electric. Steve Hart pointed to a map the showed surrounding one and two story buildings surrounding this proposal in the B-1 Zone. Steve Hart stated that the reason for the first variance is that the proposed front setback is 47 feet, the required front setback in the B-1 Zone is 0 feet to 15 feet maximum. Steve Hart stated that the reason for the proposed 47 foot front setback is due to pushing the building back primarily due to the drive thru. Steve Hart stated that the reason for the second variance is that their proposing a single story as opposed to the required 2 story requirement in the B-1 Zoning District. Steve Hart stated that they are designing elements to make the bank look taller. Steve Hart stated that there is a tap for water & sewer in the front of the site, the drainage goes from the front to the back of the site. Steve Hart stated that they've added 1,730 square feet of green space. Steve Hart stated that he provided the Board the five criteria. Chairman Pangburn noted that summaries to the 5 criteria for both the building setback & building height are in the application packet.

Chairman Pangburn asked if there were any other questions from the Board.

•Scot Strevell asked in terms of orientation if any considerations on the drive thru and getting it closer to the required setback. Steve Hart stated that there is the potential to getting it closer to the road. The Planning Board did make a positive recommendation but did ask when they came back to the Board to look into alternatives for the drive thru.

Chairman Pangburn asked Steve Hart to address the intent of the B-1 district based on this application. Steve Hart stated that they may want to look at alternatives. At the moment they don't have those answers or those sketches.

Chairman Pangburn stated that the role of the Zoning Board is to issue the least variance possible. All opportunities need to be explored to try to bring the building forward. Also, has there been any discussion to make this a mixed use two story building. Steve Hart stated that he would lean on Don Gibson for that. Don Gibson stated that he has been with the bank for 36 years and footprints are getting smaller and smaller since more things are done electronically as opposed to having the foot traffic.

Chairman Pangburn asked if there were any other questions from the Board. There were none.

Chairman Pangburn stated that as far as public comment, there was an email received that was circulated to the Board members already dated 8/9/22 and a follow up email today, 9/27/22 from David Terpening regarding the appeal tonight and has been entered into the record.

•John Pagoda of 14 Ridge Road had a question for Steve Hart. He asked if there was any adverse impact on his property due to the request.

•Kit Bombard of 16 Ridge Road and stated that there is strip of property between her and her neighbors house that the applicant owns and wonders if anything is being done there.

•Dave Terpening read a letter that is in the file marked Exhibit #2022-07B.

Chairman Pangburn stated that he wanted to make something clear, that the tabling of the public hearing for this application on 9/13/22 was at the request of the applicant.

Chairman Pangburn asked Steve Hart to address any adverse effects for residents on Ridge Road. Steve Hart stated that the applicant is not proposing any access off of Ridge Road.

Chairman Pangburn asked if there was any other questions from the Board. There were none. Chairman Pangburn asked Steve Hart if he wanted to take a look at alternatives for the drive thru. Steve Hart stated that he'd like to take two weeks to come back with a more creative design for less of a front setback.

•Dave Terpening stated that any greenspace that was proposed for the back of the building is not there & stated that he did not receive a letter.

Request by Steve Hart to table the public hearing for two weeks.

Bob Seward made a motion to table the public hearing for two weeks until the October 11, 2022 meeting.

Seconded by Scot Strevell. Motion carried by a 3-0 vote.

SEQR DETERMINATIONS & RECOMMENDATIONS:

**ZBA Appeal #2022-07–Bank of Greene County– 164 Columbia Turnpike- 2 Area
Variances-Front Setback & Building Height-Bank**

SEQR Determination Tabled

WORKSHOPS:

NONE

NEXT MEETING: The next meeting is scheduled for October 11, 2022 and a public hearing for Regeneron for the elevator height is scheduled for that evening.

Chairman Pangburn stated that he will reach out to the Fire Department to have them weigh in on any issues with the possible height of the proposed elevator for Regeneron as the Board had them weigh in the last time for the height of the building on any issues in regards to the height, to make sure that the ladder truck can reach the Regeneron building.

APPROVAL OF MINUTES:

Motion by Bob Seward to approve the September 13, 2022 meeting minutes. Seconded by Scot Strevell. Motion carried by a 3-0 vote.

MOTION TO ADJOURN

There being no further business before the Board, the meeting was adjourned upon a motion by Bob Seward. Seconded by Scot Strevell. Motion Carried by a 3-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, ZBA Secretary