

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, AUGUST 11, 2020 7:30PM

Please Note that this meeting will be held via Zoom

7:30 PM CALL TO ORDER

PUBLIC HEARINGS:

Reconvene ZBA Appeal #2020-05-Collins Homeland, LLC.-44 Troy Road- Area Variance- Proposed parking in the front yard

SEQR DETERMINATION & RECOMMENDATION:

ZBA Appeal #2020-05-Collins Homeland, LLC.-44 Troy Road- Area Variance- Proposed parking in the front yard

WORKSHOP/DELIBERATION:

ZBA Appeal #2020-05-Collins Homeland, LLC.-44 Troy Road- Area Variance- Proposed parking in the front yard

OLD BUSINESS:

Consideration of a settlement of Article 78 on Appeal #2019-12-Schlegel-103 Columbia Turnpike

NEXT MEETING:

August 25, 2020-cancel

STATUS –APPEALS ON AUGUST 25, 2020:

None

APPROVAL OF MINUTES:

July 14, 2020 meeting minutes

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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

August 11, 2020

MEMO:

In regards to Appeal #2020-05: Collins Homeland LLC. for 44 Troy Road- Application an Area Variance, 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:
Collins Homeland LLC.
For an Area Variance

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

Appeal No. 2020-05

Whereas, An application has been filed by Collins Homeland LLC. of 44 Troy Road East Greenbush, NY, 12061. The applicant proposes to develop a portion of the required parking in the front yard in the PPB Zoning District. The review of the proposed work will not comply with the following provisions of the Town Zoning Law: Section: III 3,1.6 Table III-C Area and Bulk Schedule: Parking not permitted within the front yard; and

Whereas, The applicant has filed an application requesting an Area Variance at the property located at 44 Troy Road East Greenbush, NY (Tax Map No. 166.8-3-12); and

Whereas, The Board of Appeals has duly published a notice of public hearing regarding this appeal in The Record on July 3, 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, July 14, 2020 & reconvened on Tuesday, August 11, 2020 to consider this appeal; and

Whereas, The Planning Board of the Town of East Greenbush at its July 8, 2020 meeting provided a report of the requested Area Variance 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 an Area Variance for parking in the front yard be _____ **(GRANTED/DENIED)** with ___ **(NO)** condition(s):

- 1.

This resolution was moved by _____ and seconded by _____ at a meeting duly held on August 11, 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***

Copy To:

Collins Homeland LLC.
44 Troy Road
East Greenbush, NY 12061

Cc: Rensselaer County Planning
Town Clerk (Via Email)
Building Inspector (Via Email)
Assessor (Via Email)
ZBA File No. 2020-05

DRAFT