

TOWN OF EAST GREENBUSH PLANNING BOARD

TOWN HALL, 225 COLUMBIA TURNPIKE, RENNELAER, NY 12144 (518)477-2005 FAX (518)477-2386

MEMORANDUM

PLANNING BOARD MEETING AGENDA JUNE 22, 2022 MEETING WILL BE HELD IN THE COMMUNITY ROOM AT TOWN HALL

7:00PM CALL TO ORDER/DETERMINATION OF QUORUM:

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

NEW ZBA REPORTS:

ZBA Appeal #2022-05-Steele-35 Maine Avenue-Area Variance-Front Porch-Report by Matt Mastin

NEW ZBA REFERRALS:

NONE

UPDATES:

Town Board Comprehensive Zoning Law Amendment Referral; Amendments to Solar Energy Law (Local Law #1 of 2017) with respect to Large-Scale Solar Energy Systems – Update

Town Board Comprehensive Zoning Law Amendment Referral; Proposed Battery Energy Storage Systems Local Law – Update

Zoning Update Advisory Committee – Update

Planning and Zoning Department Staff – Update

REVIEW & APPROVAL OF MEETING MINUTES:

June 8, 2022 meeting minutes

To view application materials use the link below

<https://www.eastgreenbush.org/departments/planning-zoning/apps>

June 11, 2022

RE: Area Variance Application
Steele
35 Maine Ave

The applicant is seeking to build a front porch at their home on 35 Maine Avenue (Tax Map #166.10-19-2) in the Town's Residential District (R2). The applicant submitted for a building permit for a 10' x 19'10" front porch structure, facing Maine Avenue. Upon review by the Town Building Inspector, it was determined that the proposed structure would leave a front set back of 19' and did not meet Section 2.6.6 E Area and Bulk Schedule of the Town Comprehensive Zoning Law. Section 2.6.6 E Area and Bulk Schedule requires a front set back of 25'. The applicant is seeking relief through the Zoning Board of Appeals for one area variance for the front yard set back.

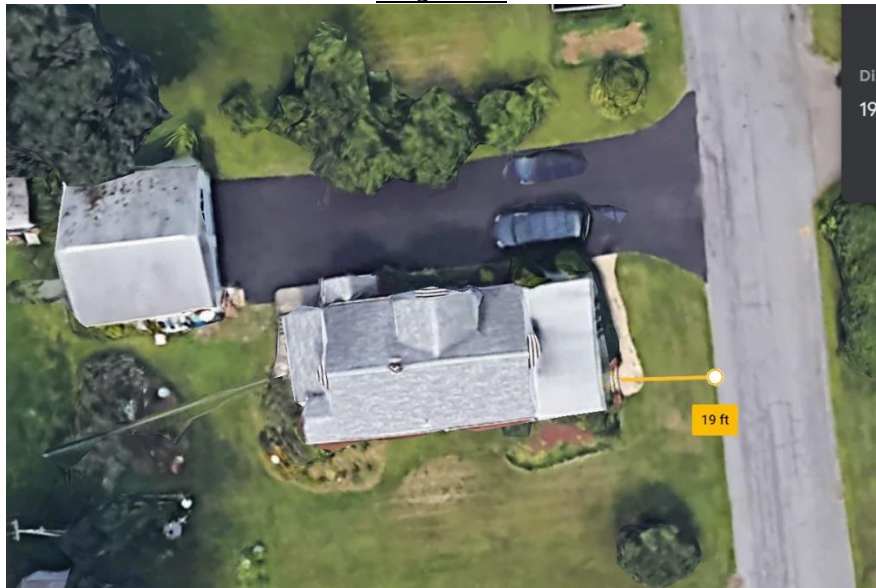


I visited 35 Maine Avenue on June 11th at approximately 3:45 p.m. I briefly spoke with the applicant, Lea Steele. During the site visit, I walked and drove around the neighborhood. What I observed during the site visit, and through use of Google Earth, is many structures that do not meet the front set back of 25'. The Sherwood Park neighborhood is one of the oldest in town with a dense parcel layout. Many homes in the area would not meet the standards set forth in the Comprehensive Zoning Law, passed in 2008.

A second observation is that 35 Maine Avenue is a corner lot. If the location of the proposed porch were designated a "side yard" a variance would not be required. The side set back required in the R-2 district is 8'.



Oregon Ave



Based on my review of the area variance application, the construction of a 10' x 19'10" porch at 35 Maine Avenue will not have an adverse impact on the neighborhood. The proposed construction meets the character of the area.

The Planning Board thereby gives a positive recommendation on the area variance from a planning perspective. The Planning Board further recommends that the Zoning Steering Committee take a hard look at older subdivisions in town to ensure that the updated Comprehensive Zoning Law does not have an adverse impact on preexisting residential structures in neighborhoods such as Sherwood Park, Woodland Park, and Hampton Manor.

Matt Mastin

Matt Mastin
Chairman
East Greenbush Planning Board