



# *The Town of East Greenbush*

## Meeting Minutes

**Date:** July 21, 2016  
**To:** Project Review Team  
**From:** Alison Lovely  
**Re:** 7/21/16 PRT Minutes

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### **In attendance:**

Tony Manfredi	Planning /Zoning Director
Alison Lovely	Planning/Zoning Secretary
Jeff Pangburn	Zoning Board Chairman
Matt Mastin	Planning Board Chairman
Kevin Hitchcock	Code Enforcement Officer
Paul Mason	Commissioner of Public Works
Jack Conway	Supervisor
Tom Grant	Town Board Member

### **8:30 AM 1 Cooper Avenue (Discussion on Variances)**

#### **Present was Steve Hart of Hart Engineering**

- Tax Map # 166.10-11-1 1 Cooper Avenue Zoned R-2
- Work on garage resulted in old garage being removed and a new one constructed.
- Garage now deemed a non-conforming use, unless used as a garage. Garage was previously an office
- Original garage was 20' x 40'; new garage is 24' x 40'
- At least one area variance is required for distance between primary structure and garage but possibly more area variances as lot has two frontages. Planning Board needs to determine what the front of the house is
- Permit/history of 1 Cooper Avenue needs to be researched
- Existing use of primary building also needs to be determined
- If garage was deemed unsafe and owner was told to remove it, could consider the initial 800 square feet of garage usable for original use (office)
- Need to discuss issues with Zoning Board Attorney for his opinion

**8:50 AM Valentine Drive-Proposed Senior Apartments**  
**Present was Steve Hart of Hart Engineering**

- Tax Map # 155.-2-55 Valentine Drive Zoned R-B
- Frontage on Valentine Drive & Oriel Lane, consists of approximately 16 acres
- Applicant proposes 28 apartment units (6 buildings)
- Water/Sewer available on Valentine Drive, possibly Oriel Lane and or through an easement off of Robin Lane (to be determined)
- Fill issues in area of entrance off of Valentine Drive
- Road would be private; Geo Tech study would need to be done on fill area
- Question of deeded access off of Valentine Drive, there is access off Oriel Lane
- HUD standards to be considered for senior apartments
- Drainage issues on Oriel Lane, easement issues for utilities, and question on where Oriel Lane actually ends
- Senior apartment allowed use but not intent of R-B Zone, one principal building allowed per lot intent. Frontage issue, could be flag lot (only one residence allowed on flag lot)