

**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
December 14, 2010**

Members

Jeff Pangburn
Judith Condo
Steve Millens
Joyce Lapham
Bill Ritz
Lou Polsinello
Bob Steward

Also Present:

Donna Moran, Stenographer
MaryPat Donnelly, Attorney
Angelina Cadena, acting ZBA
Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pangburn called the meeting to order and determined a quorum of seven (7) members were present. Introductions were made.

APPROVAL OF MINUTES

November 9, 2010 meeting minutes will be redistributed.

APPLICATION COMPLETE - SEQR CLASSIFICATION:

#2010-36 Myers – Area Variance: Porch Setback (type II)

MOTION: A motion was made by Jeff Pangburn as follows: **In regards to Appeal #2010-36: Myers - Application for 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.**

PUBLIC HEARINGS:

#2010-32 NG Assoc/Aspen Dental – Area Variances: Building Signs (11/9)

Adjourned until December 28th, 2010.

#2010-35 Frank – Use Variance: Auto: Service 565 3rd Ave (11/23)

Continuation of public hearing from 11/23/10, the applicant was not present; the public hearing is adjourned until December 28th, 2010.

JAN - 4 2011

#2010-36 Myers – Area Variance: Porch Setback (12/14)

Chairman Pangburn read aloud the legal notice.

The above applicant is proposing to construct a new front porch 15 feet from the front property line. This is in violation of the Town's Comprehensive Zoning Law, Section II, Sub-Section 2.6.6 Residential District (R-2) where a minimum of 25 feet from the front property line is required to build, therefore, the applicant is requesting an Area Variance. Keith Myers, property owner, residing at 47 New York Ave spoke to the board about the above application. Mr. Myers stated the pervious porch was in bad condition and it wasn't safe. The proposed porch will be consistent with other houses in the neighborhood.

A Motion was made to close the meeting by Chairman Pangburn and seconded by Steve Millens. Motion carried by a 7-0 vote

There's no referral available from the Planning Board. The workshop will be held on December 28th, 2010.

SEQR DETERMINATION & RECOMMENDATION

#2010-32 NG Assoc/Aspen Dental – Area Variances: Building Signs (11/9)

Adjourned until December 28th, 2010.

#2010-35 Frank – Use Variance: Auto: Service 565 3rd Ave (11/23)

Adjourned until December 28th, 2010.

STATUS - New Appeals

#2010-37 NG Assoc/Gamestop – Area Variances: Building Signs (Incomp)

#2010-38 4 Parcels PHE Prop./Peter Harris – Area Variances: Building Signs (12/28)

#2010-38b 4 Parcels PHE Prop./Peter Harris Plus – Area Variances: Building Signs (12/28)

NEXT MEETING: December 28, 2010

MOTION TO ADJORN

There being no further business before the Board, the meeting was adjourned.

Respectfully Submitted

Angelina Cadena, Acting ZBA Secretary