

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 477-2005 EXT. 226 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH ZONING BOARD OF APPEALS MEETING MINUTES October 12, 2010

Members

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

Also Present:

Donna Moran, Stenographer
Mary Pat Donnelly, acting Attorney
Angelina Cadena, acting ZBA
Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pangburn called the meeting to order and determined a quorum of six (6) members were present. Introductions were made. Robert Seward was absent and Attorney Mary Pat Donnelly was filling in for Tim Nugent.

APPROVAL OF MINUTES

Ms. Condo made a motion to approve of the minutes of 9/28/10.

Second by Steve Millens & MOTION CARRIED BY A 6-0-0 VOTE

APPLICATION COMPLETE - SEQR CLASSIFICATION:

NONE

PUBLIC HEARINGS:

#2010-25 Witbeck – Special Use Permit: Social Club: 594 Col. Tpk (continued)

An application has been filed by Robert and Marjorie Witbeck, owner of 594 Columbia Turnpike, East Greenbush, NY, proposing to operate a social club in a B-1 Zoning District, which according to the Town's Comprehensive Zoning Law, Section II, Table II-a - Use Schedule: Recreation; private, social club requires a Special Use Permit; Therefore, the applicant is applying for a Special Use permit.

Pangburn re-opened the public hearing. The public hearing was adjourned September 28, 2010. Attorney Charles Assini presented the board with the requested site plan and spoke about the project. Mr. Assini clarified a few statements that were made at the last public hearing.

1. There is no agreement to allow parking in Hannaford Plaza.
2. There is an access easement on Witbeck's property and Hannaford Plaza (exhibit B)
3. There is adequate parking for 61 parking spots (Exhibit A)
4. Access from 9&20
5. Non-residential, well shaded, will not be visible from the road
6. There is no other active use on the property except for Mr. Witbeck's residence.

Concerns from the board are adequate parking for the anticipated tournaments/fundraisers and the other uses on the property.

No one was present to speak in favor or in opposition of the application.
The public hearing was closed.

WORKSHOP/DELIBERATION

#2010-25 Witbeck – Special Use Permit: Social Club: 594 Col. Tpk (9/28)

Discussion – Chairman Pangburn stated he doesn't know if he is ready to move forward with the application without having more information on the property. Issues are; parking, other uses on the property, access for fire and police. Pangburn would like to talk to the police department and other town hall departments. Nothing else was requested from the applicant. It will be up to the board to look further into the property. No motion. Rescheduled the workshop for October 26, 2010.

STATUS - New Appeals

- #2010-24 Van Dehouten – Area Variance: Monument Sign – 4 Ridge (Incom)
- #2010-29 HKM Properties (DD) – Use & Area Variances @ 563 Col Tpk (10/26)
- #2010-30 Frenyea – Area Variances: Shed – 18 Moulds Avenue (10/26)
- #2010-31 Kretzschmar – Area Variance: Rear Yard – St. Clair Avenues (10/26)

NEXT MEETING: October 26, 2010

MOTION TO ADJORN

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

Respectfully Submitted

Angelina Cadena, Acting ZBA Secretary