

**TOWN OF EAST GREENBUSH
ZONING BOARD OF APPEALS**

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694.4011 FAX (518)477-2386

MEMORANDUM

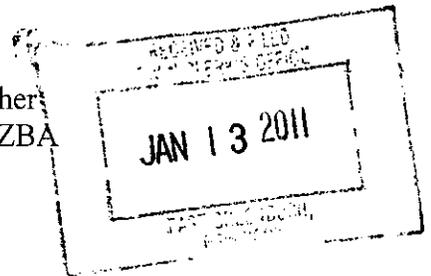
**EAST GREENBUSH ZONING BOARD OF APPEALS
MEETING MINUTES
December 28, 2010**

Members

Jeff Pangburn
Judith Condo
Joyce Lapham
Bill Ritz
Lou Polsinello
Bob Seward

Also Present:

Donna Moran, Stenographer
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. Steve Millens was absent.

APPROVAL OF MINUTES

Mr. Ritz made a motion to approve of the minutes **November 9, 2010**.

Second by Joyce Lapham & MOTION CARRIED BY A 6-0-0 VOTE

Mr. Polsinello made a motion to approve of the minutes **December 14, 2010**.

Second by Bob Steward & MOTION CARRIED BY A 6-0-0 VOTE.

APPLICATION COMPLETE - SEQR CLASSIFICATION:

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

MOTION: A motion was made by Jeff Pangburn as follows: **In regards to Appeal #2010-38: 4 Parcels PHE Properties LLC (Peter Harris) - Application for Area Variance, the Zoning Board of Appeals is progressing an uncoordinated review under SEQRA, declares itself Lead Agency, and determines that this is an Unlisted Action.**

Second by Judy Condo & roll called as follows:

J. Pangburn – YES; J. Condo -YES; J. Lapham -YES; B. Ritz –YES; L. Polsinello –YES; B. Seward – YES

Motion carried by a 6-0 vote

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

MOTION: A motion was made by Jeff Pangburn as follows: **In regards to Appeal #2010-38b: 4 Parcels PHE Properties LLC (Peter Harris Plus) - Application for Area Variance, the Zoning Board of Appeals is progressing an uncoordinated review under SEQRA, declares itself Lead Agency, and determines that this is an Unlisted Action.**

Second by Judy Condo & roll called as follows:

J. Pangburn – YES; J. Condo -YES; J. Lapham -YES; B. Ritz –YES; L. Polsinello –YES; B. Seward – YES

Motion carried by a 6-0 vote

PUBLIC HEARINGS:

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

The above applicant is proposing to install a 92 sq. ft. surface-mounted wall sign on the front and a 58 sq. ft. surface-mounted wall sign on the rear of the building which is in violation of the Town's Comprehensive Zoning Law, Section III, Sub section 3.3.2 A 01.b.iii where the maximum signage allowed per sign is 24 sq. ft. Therefore, two Area Variances are required.

Continuation from November 9, 2010. Chairman Pangburn re-opened the public hearing. Amy Johnson from Chandler Signs presented the project to the board again with smaller signs than originally proposed. The current proposed front sign is 48.72 sq. feet. It's still in violation of the town's zoning law but Aspen dental is requesting a sign size that they think is in proportion with the building and matches the letter height of the existing GameStop sign. The rear sign has been reduced to 18.22 sq. feet and will not need a variance. Amy stated that Aspen has the largest building façade and therefore a sign any smaller was look disproportionately small.

The overall consensus from the board is that the proposed sign is in proportion with the building.

A motion to close the public hearing was made by Judith Condo – Seconded by Bob Seward - Carried by a 6-0 vote.

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

Continuation of public hearing from 12/14/10, the applicant was not present; the public hearing is adjourned one more time until January 11, 2011.

**Pangburn made a motion to issue a Negative Declaration under SEQR – second by
Judith Condo: 6-0-0 Vote**

#2010-35 Frank – Use Variance: Auto: Service 565 3rd Ave (Unlisted)
Tabled pending completion of the Public Hearing.

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

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

STATUS - New Appeal

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

NEXT MEETING: January 11, 2011

MOTION TO ADJORN

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

Respectfully Submitted

Angelina Cadena, Acting ZBA Secretary