

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

March 8, 2011

Members

Joyce Lapham
Tom Calamaras
Steve Millens
Bob Seward
Lou Polsinello

Also Present:

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

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Calamaras called the meeting to order and determined a quorum of five (5) members were present. Introductions were made. Jeff Pangburn and William Ritz were absent.

APPROVAL OF MINUTES

Mr. Calamaras made a motion to approve of the minutes **January 25, 2011**.

Second by Bob Seward & MOTION CARRIED BY A 4-0-1 VOTE

SEQR DETERMINATION & RECOMMENDATION

#2011-02 Ronald Hertzelt- Special Use Permit: 121 Columbia Turnpike

MOTION: A motion was made by Tom Calamaras as follows: **In regards to Appeal#2011-02 Ronald Hertzelt- Special Use Permit: 121 Columbia Turnpike, the Zoning Board of Appeals is progressing an uncoordinated review under SEQRA, declares itself Lead Agency, and determines that this is an Unlisted Action.**

Reasons Supporting This Determination:

1. Use is permitted by Special Use Permit.
2. Property is surrounded by other commercial properties.
3. As proposed the property will have less impact than other properties in the immediate area.

PUBLIC HEARINGS:

#2011-02 Ronald Hertzel- Special Use Permit: 121 Columbia Turnpike

- Referral from Rensselaer County of Economic Planning
- Planning Board recommendation 4-0-2

The above applicant is proposing to convert an existing building located at 121 Columbia Turnpike into two apartments. The property is located in the PPB Zoning District. This is in violation of the Town's Comprehensive Zoning Law, Section 2.7- Commercial Districts, Sub-section 2.7.1. Personal/Professional District, Paragraph C Special Permit uses. Therefore, the applicant is requesting a Commercial Special Use Permit for the property located at 121 Columbia Turnpike, Tax Map # 155.9-2-1.2

Mr. Hertzel; 19 Buren Court, Rensselaer, NY, addressed the Zoning Board about the above application. He bought the property in 2000-2001 for additional parking for his business, the White House (located behind the proposed property) and to lease the proposed building commercially. He has been having difficulty leasing the property; tried listing it with real estate agents and by owner. The building is currently empty and has been for a few years. He would like to convert the building into 2; 1 bedroom apartments, geared towards seniors. He would like to make the apartments handicapped accessible.

The Board had questions about parking at the proposed property, 121 Columbia Turnpike. Mr. Hertzel stated there is plenty of parking, at least 10 parking spots. Vehicles cannot drive through 121 Columbia Turnpike to the White House, there is fenced between the 2 parcels.

There was no one here to speak in favor or in opposition of the application.
There are no other comments from the applicant.

A motion to close the public hearing was made by Tom Calamaras – Seconded by Lou Polsinello - Carried by a 5-0 vote.

WORKSHOP/DELIBERATION

#2011-02 Ronald Hertzell- Special Use Permit: 121 Columbia Turnpike

Resolved, That the Board of Appeals makes the following findings of fact:

1. The application has been reviewed and determined to be compliant with the 7 criteria as defined in Section 3.11 of the Town's Comprehensive Zoning Law; therefore, be it

Resolved, that the application for a Special Use Permit for the conversion of existing building into two (2) apartments be granted with no conditions.

This resolution was moved by Bob Seward and seconded by Lou Polsinello at a meeting duly held on March 8, 2011.

(Discussion) The project is a good project for the current 9&20 conditions. It fits the mix-use surrounding properties.

A vote was taken as follows:

Tom Calamaras	<u> y </u>
Joyce Lapham	<u> y </u>
Steve Millens	<u> y </u>
Lou Polsinello III	<u> y </u>
Bob Seward III	<u> y </u>

Motion carried by a 5-0 vote.

STATUS - New Appeals

None

NEXT MEETING: April 12, 2011

MOTION TO ADJORN

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

Respectfully Submitted

Angelina Cadena, Acting ZBA Secretary