

Pittstown ZBA Agenda

September 26, 2023

Zoning Board of Appeals Meeting

Call to Order Call meeting to order – 7:00 PM

FREDERICK HOWARD, Chairman

RANDY HALL

COLTON HILL

DOUG JENSEN

DAVID SCHMIDT

COLLEEN THOMAS, Secretary

Approval of August 22, 2023 Zoning Board of Appeals Meeting Minutes (Copy attached)

Any additions or corrections?

Motion to approve (as amended)

Moved _____ Second _____ Aye _____ Nay _____

Approval of September 26, 2023 Meeting Agenda

Any items to be added to the agenda?

Motion to approve (as amended)

Moved _____ Second _____ Aye _____ Nay _____

Public Hearing

1. On the application by Thaddeus Jones for a Special Use Permit to be allowed to construct a two bedroom single family home on a one acre Non-Conforming Lot of Record on Ford Road, located to the northwest of 321 Ford Road, TPID#'s 53.-1-15.1, in the Agricultural/Residential Zone. The required Rensselaer County Road and Driveway Culvert Permit has been obtained and the required Rensselaer County Permit to Construct the wastewater treatment system and therefore a Public Hearing can be scheduled. Construction of a home on this Non-Conforming Lot of Record requires a Special Use Permit under the provisions of the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019.

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READING OF THE NOTICE OF PUBLIC HEARING (Copy attached)

- 1) Presentation by the applicant or his representative.
- 2) Questions or comments by the Public.
- 3) Questions or comments by Board Members.
- 4) Motion to close Public Hearing.

Moved _____ Second _____ Aye _____ Nay _____

- 5) SEQRA Evaluation

The Board determined that this is a Type II action at the August 22, 2023 meeting.

- 6) Conditions of SUP Permit

- a) That construction on this lot cannot begin until a building permit has been received from the Town of Pittstown Building Inspector.
- b) That the assurances made by the applicant in his Special Use Permit application and at Board meetings shall be followed.

- 7) Motion to grant approval for the Thaddeus Jones Ford Road Special Use Permit

Moved _____ Second _____ Aye _____ Nay _____

- 8) Payment for legal ad.

2. Application by Renee Senecal, residing at 228 Requate Road, Tax Parcel ID# 23.-3-3.2, in the Highway Commercial Zone to construct a small addition to her existing home to allow her to operate a single station hair salon. The Lot is 2.86 acres in area and subject to an existing SUP that allows the maintenance of two (2) horses. A Special Use Permit to allow this “personal service shop” is required under the provisions of the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019.

READING OF THE NOTICE OF PUBLIC HEARING (Copy attached)

- 1) Presentation by the applicant or her representative.

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- 2) Questions or comments by the Public.
- 3) Questions or comments by Board Members.
- 4) Motion to close Public Hearing.

Moved _____ Second _____ Aye _____ Nay _____

- 5) SEQRA Evaluation

The Board determined that this is a Type II action at the August 22, 2023 meeting.

- 6) Conditions of SUP Permit

- c) That the construction of the addition take place in conformance with the preliminary plans filed in support of the application, under a building permit issued by the Town of Pittstown building inspector.
- d) That the existing wastewater treatment system be professionally evaluated and that the additional flow must be approved by the Rensselaer County Health Department to either the existing system or an expanded system.
- e) The hair salon shall always be a single station only.
- f) The assurances made by the applicant in her Special Use Permit application and at Board meetings shall be followed.

- 7) Motion to grant approval for the Renee Senecal Hair Salon Special Use Permit

Moved _____ Second _____ Aye _____ Nay _____

- 8) Payment for legal ad.

Old Business

None

New Business

None

Communication Received by Board

- 1. Memorandum from Kim Mero distributed at the August Board meeting which will be discussed by the board at the next meeting when the Hanson’s Lakeside Mobile Home Park is included on the agenda.

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(As updated documents were not received by the filing deadline for this meeting the project has not been included on this month's agenda.)

Next Meeting

The next regular meeting will be held Tuesday, October 24, 2023 at 7:00 PM at the Town Hall if there is any business to be considered.

Any Other Business?

Motion to Adjourn

Moved _____ Second _____ Aye _____ Nay _____