

**ZONING BOARD OF APPEALS  
MINUTES OF JUNE 20, 2023**

A meeting of the Zoning Board of Appeals was held on June 20, 2023. The meeting was called to order by Chairman Fred Howard at 7:00 PM.

**PRESENT WERE:**

Fred Howard, Chairman  
Member Randy Hall  
Member Colton Hill  
Member Doug Jensen  
Member Dave Schmidt  
Secretary, Colleen Thomas

**MINUTES**

Member Randy Hall made the motion to approve the minutes of May 16, 2023 with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

**AGENDA**

Member Colton Hill made the motion to approve the agenda of June 20, 2023 with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

**NEW BUSINESS**

There was no new business.

**OLD BUSINESS**

1. Application by Thomas Hanson for a Special Use Permit to be allowed to establish a Mobile Home Park at 10-58 Lakeside Way, in the Highway Commercial Zone in the vicinity of 2780 NY 67. In keeping with the requirements of LL#4-2017, such usage requires a Special Use Permit issued by the Zoning Board of Appeals. Such usage is also subject to the applicable requirements found in Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019. Chairman Fred Howard distributed packets to the Board regarding this project. He stated that one item was addressed that was brought up last meeting. Chairman Howard pointed out things that he thought needed to be addressed on the operational plan. The applicant responded that the operational plan submitted was not specifically for this park. They were using a plan from the other parks that he owns until this project is approved. The Town of Pittstown does not have current licensing for Mobile Home Parks. Rensselaer County and the Town of Pittstown collect the taxes.

**Thomas Hanson – special use permit (continued)**

The applicant stated that he doesn't believe there should be any provisions on this project. Matt, from Barber Engineering stated that the new public water supply system on this project was approved by the Rensselaer County Health Department for 9 units. They have a storm water permit for construction activities. They are not touching the entrance way. They are paving to the state highway. They are hoping to have their public hearing scheduled. Chairman Howard responded that they need to talk about what will be needed before the public hearing could be scheduled. Chairman Howard asked about the lighting for the park. Applicant responded that there would be a light pole in front of each residence just like Country Acres has, and that these could be turned off by the specific site occupants. The driveways and walkways will be paved. Chairman Howard asked if there were any landscaping plans. Matt responded that there was no separate landscaping plan. Chairman Howard asked if it was written someplace that people aren't allowed to use the lake. Applicant responded who will enforce this? There is nothing in writing. If the Town wants that they should post it. The applicant said he doesn't own the water he can't regulate it. Chairman Howard questioned who the tenants call if they have any issues. Applicant responded that they would call code enforcement. Chairman Howard questioned if code enforcement then calls the applicant. Applicant responded yes. He calls him all the time. The applicant would also like code enforcement to attend the public hearing. Attorney stated that he would like the public hearing scheduled. Chairman Howard responded that the Board had to vote first that the application was complete. Chairman Howard would like to do a conditional vote tonight if what is required is here by the 30<sup>th</sup> of June Chairman Howard can schedule the public hearing. Chairman Howard would like the document to say Pittstown instead of Malta. They want propane electric consistent. There are minor edits that need to be made on the rules and regulations. The letter they submit will be part of the records on this project. Chairman Howard made the motion that if the applicant files the material that is required with the modifications, and the long EAF to Chairman Howard by June 30, 2023 the Chairman is authorized to advertise the public hearing for this project for July 25, 2023 with Member Colton seconding the motion. A vote was taken. The motion was carried unanimously by the Board. The applicant questioned if the Town Planning Board has any requirements. Chairman Howard responded no. Chairman Howard requested that the revisions to the application and the plans also be sent to Patrick, Regional Coordinator DEC. Chairman Howard stated that in the past they have used an outside reviewer, Hank LaBarba. He is inexpensive and does a good job. An escrow account would need to be set up to cover his costs. The last project it ran around \$2000 initially. Applicant agreed to setting up an escrow account. Applicant asked if he should send the updated plans to Hank. Chairman Howard responded that he will make sure that Hank receives a copy.

**COMMUNICATION RECEIVED BY THE BOARD**

1. 511 Cushman Road Off Road dirt bike racing event. Applicant scheduled the event and advertised it but they don't have a special use permit. Expect to receive application at the July 25, 2023 meeting.
2. 189 Otter Creek Road – Gravel Bike Ride with assembly, finish taking place at the Wiley Farm. Event will have under 250 people. Bike racing paperwork needs to be in. Expected application at the July 25, 2023 meeting.
3. 228 Requate Road – Hair Salon, Renee Thompson. Renee Thompson will be submitting a new application. Addition on house will be a hair salon.

**ADJOURNMENT**

Member Doug Jensen made the motion to adjourn with Member Randy Hall seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Respectfully Submitted By:

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Colleen Thomas  
Zoning Board Secretary

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Date