

MINUTES OF SEPTEMBER 26, 2023

A meeting of the Zoning Board of Appeals was held on September 26, 2023. The meeting was called to order by Chairman Fred Howard at 7:00 PM.

PRESENT WERE:

Fred Howard, Chairman
Member Randy Hall
Member Doug Jensen
Secretary, Colleen Thomas

MINUTES

Member Randy Hall made the motion to adopt the minutes of August 22, 2023 with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

AGENDA

Chairman Fred Howard made the motion to approve the agenda of September 26, 2023 with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

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, 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. The public hearing notice, which ran in the Express Newspaper, was read by Colleen Thomas, Zoning Board Secretary. The applicant had presented the project to the Board last month. Chairman Fred Howard asked if the public or the Board had any questions or comments on this project. They did not. Chairman Fred Howard made the motion to close the public hearing with Member Randy Hall seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Upon the review of the SEQRA Evaluation at the August 22, 2023 meeting, the Board determined that this is a Type II action.

Thaddeus Jones (continued)

The Special Use Permit has the following conditions:

- 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.

Chairman Fred Howard made the motion to grant approval for the Thaddeus Jones Ford Road Special Use Permit with conditions with Member Randy Halls seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Chairman Fred Howard stated that the Town has not received the bill for the publication of the public hearing notice. Once the bill is received the applicant is responsible for paying the bill.

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. Colleen Thomas, Zoning Board Secretary, read the public hearing notice that was published in the Express Newspaper. The applicant presented the project to the Board and the public last month. Chairman Fred Howard asked if the Board or the Public had any questions on the project. They did not. Chairman Fred Howard made the motion to close the public hearing with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board. The Board determined that this is a Type II action at the August 22, 2023 meeting. The following are the conditions of the Special Use Permit:
 - a) 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.
 - b) 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.
 - c) The hair salon shall always be a single station only.
 - d) The assurances made by the applicant in her Special Use application and at Board meetings shall be followed.

Chairman Fred Howard made the motion to grant approval for the Renee Senecal Hair Salon Special Use Permit with conditions with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Applicant was informed that once the bill was received for the public hearing notice the applicant would be responsible for paying the bill. The applicant will be notified by email when the bill is received.

Old Business

There was no old business to address.

New Business

1. Chairman Fred Howard made a motion to revise the filing deadline for the October meeting October 11, 2023 to October 4, 2023. The motion was seconded, a vote was taken, and was carried unanimously by the Board.

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 Hanson's Lakeside Mobile Home Park is included on the agenda. As updated documents were not received by the filing deadline for this meeting and the project had not been included on this month's agenda.

Next Meeting

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

Adjourn

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

Respectfully Submitted By:

Colleen Thomas
Zoning Board Secretary

Date