

November 13, 2018 – Zoning Board of Appeals – Meeting Minutes

Board members:

Normile: Present McLaren: Present McCann: Absent Pavlic: Absent Conroy: Present

PLZB 2018-87 Sean Meagher seeks an Area Variance for 28-34 Humiston Ave (90.49-2-22) to subdivide the property, creating front and side setback deficiencies, and a road frontage deficiency.

Sean Meagher: seeking to subdivide property where three houses exist- two single-family and one three-unit-creating front and side setback deficiency and a road frontage deficiency, but only on internal (proposed) properties. This will create the opportunity to sell the homes and create more owner-occupancy, fitting in with the surrounding neighborhood.

Normile asked about the easement, allowing all parcels to access the road, and if it would remain when the properties were sold.

Meagher assured the Board the easement would remain, regardless.

Public Comments: No community members spoke

The Board discussed their options, with only three members present, they could not vote to make a decision. It was suggested to table the case and vote at the next ZBA public meeting (whether in December or earlier), and that the applicant would not need to be present.

Normile made a motion to table, with a stipulation that the applicant would not need to be present

McLaren seconded.

Normile: Yes McLaren: Yes McCann: (Absent) Pavlic: (Absent) Conroy: Yes

PLZB 2018-86 Nigro Companies seeks an Area Variance for 75-81 Vandenburg Ave (123.21-1-23.1), Rite Aid, for an additional sign on the south side of the building, exceeding the maximum area of signage allowed.

Tom Wheeler with AG Signs was representing Rite Aid/Nigro Companies, who are looking to install an additional wall sign to create a directional aid for drivers looking for the Rite Aid heading north, so they do not accidentally pass Rite Aid and need to turn around.

Public Comments: No community members spoke

Conroy asked why the sign needed to be so big.

Wheeler explained so drivers could see the sign without needing to take their eyes off the road for a long period of time

McLaren asked if the sign would stay lit while the store is closed, citing the Rite Aid on Hoosick shuts off

Wheeler was unsure, but said it would match the protocol the existing sign follows

Normile made a motion to table, while excusing the applicant from being present

McLaren seconded.

Normile: Yes McLaren: Yes McCann: (Absent) Pavlic: (Absent) Conroy: Yes

PLZB 2018-88 Adam Wilke seeks an Area Variance for 561-565 Congress St (101.80-2-44) to add a parking lot to the rear of the existing building, exceeding the maximum lot coverage by 21% (max is 60%).

Adam Wilke representing A&M1 Properties LLC, explained they are looking to add a parking lot in the rear, since it is just grass space and there is a big problem with parking in the area. With other businesses on the street, parking is an issue. This would help reposition the property, and add the movement to improve Congress Street. There used to be on-street parking in front of the building, but it was taken for a right turn lane. The commercial space in the existing layout is currently vacant, since no one wants to rent it without parking. Wilke also owns and maintains 26 other buildings, which showcase his ability and merit.

Conroy asked how many spots would be there?

Wilke proposed six spaces.

Conroy: Will you be able to turn around in the lot?

Wilke yes, with an “opposite U-ie”

Conroy asked how that was determined

Wilke said with conventional knowledge

Conroy asked about handicapped parking

Wilke said it would be installed if there was a demand

Wilke continued to say he would be addressing ongoing trash issues by attracting higher caliber tenants, and would have a small courtyard with a walkway

McLaren asked if it a stipulation could be added to create handicap parking if it was needed

Wilke agreed

Public Comments: No community members spoke

Conroy asked James Rath (City Planning) about a neighbor’s concern who could not attend

Rath explained the neighbor’s concern about the rear property line, wanting to ensure the parking lot would not be encroaching upon their property

Wilke explained he was using the title to determine property lines, and never had a survey done, but there is an existing fence that is quite old. He then agreed that it would be best to have a survey done before his case was decided on.

McLaren made the motion to table, with the stipulation that handicap parking was provided if needed by either residents of the apartments, or patrons of the store.

Normile seconded.

Normile: Yes

McLaren: Yes

McCann: (Absent)

Pavlic: (Absent)

Conroy: Yes