ZONING BOARD OF APPEALS
Town of North Greenbush
2 Douglas Street, Wynantskill, NY 12198
Monthly Meeting Agenda
June 8, 2022

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of North Greenbush will hold public hearings on Wednesday, June 8, 2022, for the following applications at the Town Offices, 2 Douglas Street, Wynantskill, NY, beginning at 6:30 P.M.

Public Hearings:

Application 22-12, for the area variance request of Joshua Shepard, 15 Van Woert Court, Wynantskill, NY 12198, for relief from setback requirements of 20 ft. from property lines, for the purpose of placing an inground swimming pool 14 ft. from the side property lines, at the property located at 15 Van Woert Court, Wynantskill, NY 12198, in an R1 district, having parcel ID#:124.5-1-3.

Application 22-13, for the area variance request of Vern Van DeWal, 6 Paul Art Lane, Troy, NY 12180, for relief from setback requirements of 20 ft. from property lines, for the purpose of placing an inground swimming pool 6 ft. from the back and property line, at the property located at 6 Paul Art Lane, Troy, NY 12180, in an R1 district, having parcel ID#: 123.17-4-16.

Application 22-14, for the area variance request of William Stewart, 1302 Brianna Blvd., Troy, NY 12180, for relief from rear setback requirements of 20 ft., for the purpose of allowing a deck 10 ft. from the rear property line, at the property located at 1302 Brianna Blvd., Troy, NY 12180, in an PDD district, having parcel ID#: 123.13-8-30.

Application 22-15, for the area variance request of Rich Spoon, 23 Highland Acres, Troy, NY 12180, for relief from the maximum allowable footprint of 1200 sf., for the purpose of constructing a 1500 sf. garage, at the property located at 23 Highland Acres, Troy, NY 12180, in an R1 district, having parcel ID#: 123.13-6-13.11.

Application 22-16, for the area variance request of Form & Forge Corp., 143 Remsen Street, Cohoes, NY 12047, for relief from maximum number signs and maximum allowable square footage for signage for the purpose of allowing additional signage to assist the traffic flow into the parking area, at the property located at 115 Main Avenue, Wynantskill, NY 12198 in a Hamlet (H) district, having parcel ID#: 124.5-3-20.

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional information or have questions about the process, please contact us at: 518-283-2714 or building@townofng.com . **Please see the Zoning Board page on the Town's website to view applications.**

BY ORDER OF THE ZONING BOARD DATED: May 27, 2022, Richard French, ZONING BOARD OF APPEALS, NORTH GREENBUSH.

Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	22-12
Date Application Received	5/19/22
Hearing Scheduled Date	6/8/22
Application Fee	100 pd
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson _____	

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:

Name: Joshua Shepard
EMAIL: JShepard0202@yahoo
Company:
Address: 15 Van Woert Ct
Wynantskill
Phone: 518 892 3495

Property Owner:

Name: Same
EMAIL:
Company:
Address:
Phone:

Applicant is: Owner ✓ Builder___ Lessee___ Architect/Engineer___ Agent___ Other___
If Other, Explain: _____

Lot Information

Street Address of Lot: 15 Van Woert Ct

Parcel ID Number: _____ Zoning District: _____
Irregular Shape of Lot (Y or N)_____ Corner Lot (Y or N)_____
Existing: Lot Area _____ Frontage _____ Depth _____
Set Backs: Front _____ Rear _____ Left _____ Right _____
Proposed : Lot Area _____ Frontage _____ Depth _____
Setbacks: Front _____ Rear _____ Left _____ Right _____
Type of Water Service: City Type of Sanitary Disposal Sewer

Describe Existing Use:
Residential

Type of Request:
X Area Variance ___Use Variance
___Special Permit ___Code Interpretation

Briefly describe the proposal:
In-Ground pool installation within 20' of side property line

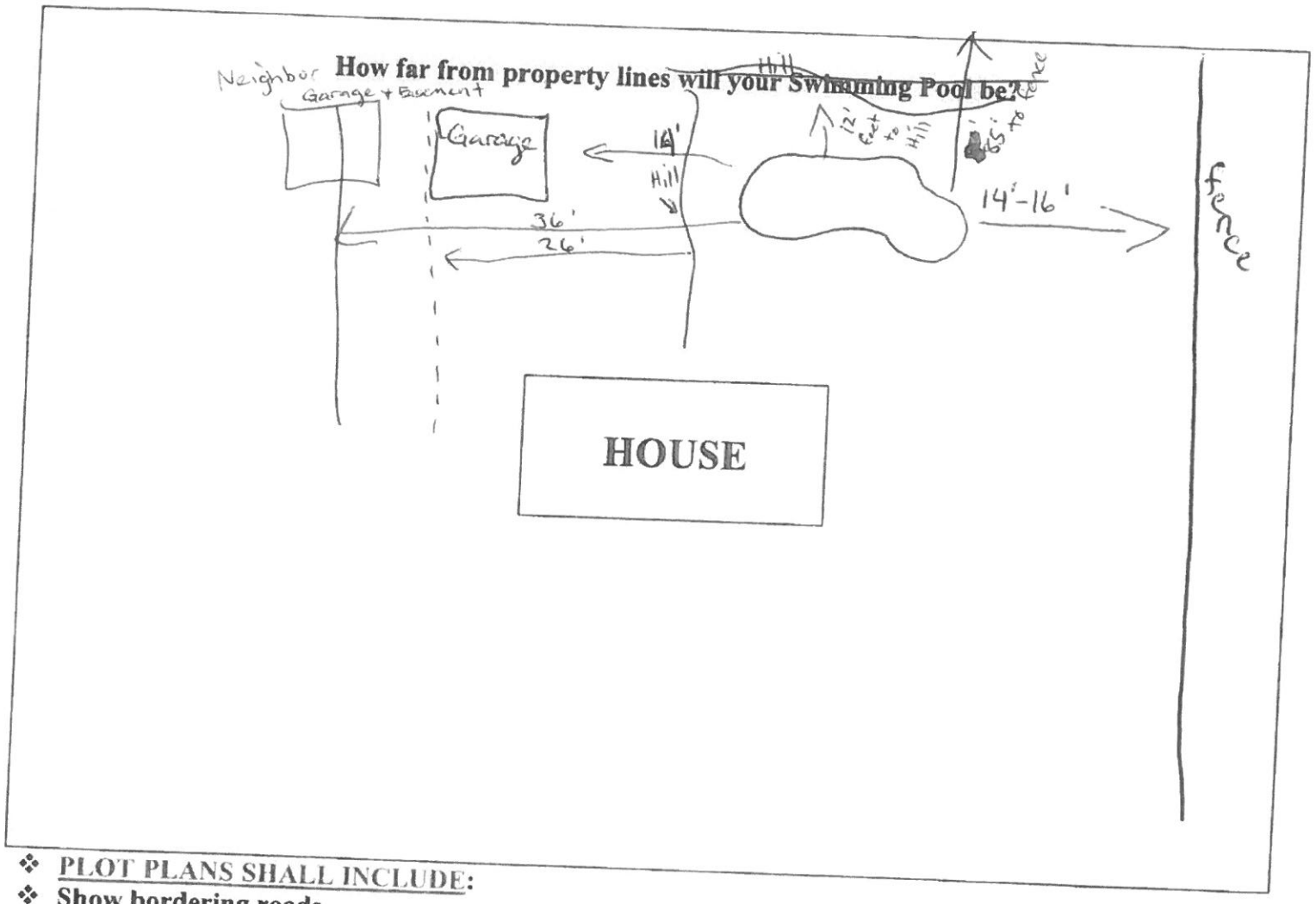
Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front			
Rear			
Left			
Right			

Swimming Pool Permit Application

PLOT PLAN



- ❖ PLOT PLANS SHALL INCLUDE:
- ❖ **Show bordering roads**
- ❖ **Show existing structures with setbacks to property lines**
- ❖ **Show proposed structures (pool and/or deck) with setbacks to property lines**
- ❖ **The property line at roads is not the edge of pavement (measure from center of road to ½ the distance of the Right of Way [typical-50 ft R.O.W.]**

I understand that I must close out this permit and call for all inspections in order to receive the Certificate of Compliance before the pool is used:

Print Name: Joshua Shepard Signature:

Required Submittals

____ A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
____ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
____ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) _____
If yes, explain:

_____

_____

_____

For any Area Variance Request, please complete the following:

Proposed use/construction: Pool
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:	20 feet	14 feet
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

There's a privacy fence surrounding my property

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

There is an easement and hills on the left side of the property

3. Describe whether the requested Area Variance is substantial.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

its the only moderately flat part of the yard

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: *http://www.dec.ny.gov/permits/90156.html*

Part 1- Project information. The applicant or project sponsor is reliable for the completion of part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information

Name of Action or Project:
In-Ground Pool

Project Location (Describe, and attach a location map):
Back Yard

Brief Description of Proposed Action:

Placement of Pool

Name of Applicant or Sponsor: Joshua Shepard
Telephone: 518 897 3495
E-Mail: JShepard0202@yahoo

Address: 15 Van Woert Ct

City/PO: Wynantskill
State: NY
Zip Code: 12198

	YES	NO
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.		
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval: permit	YES ✓	NO

3. a. Total acreage of the site of the proposed action? .58 Acres
   b. Total acreage to be physically disturbed? .15 Acres
   c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? all Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural ☐ Industrial ☐ Commercial ☑ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (Specify): _____

☐ Parkland

5. Is the proposed action, YES NO

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit,** Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

town requires 20 feet from property line but in order to fit pool, we need to be between 14-16 feet

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	Joshua Shepard	"
Signature:		"
Date:	5/18/22	"

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 Special Permit for non-residential parcel: $150.00
Area Variance for a single residential parcel: $100.00 Area Variance for a non- residential parcel: $300.00
Use Variance for a single residential parcel: $200.00 Use Variance for a non-residential parcel: $500.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

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b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)? If yes, briefly describe		✓
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If yes, explain purpose and size:	YES	NO ✓
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If yes, describe:	YES	NO ✓
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If yes, describe:	YES	NO ✓
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/ Sponsor name: Joshua Shepard Date: 5/18/22 Signature:		

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?	✓	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

	YES	NO
a. A permitted use under the Zoning regulations? b. Consistent with the adopted comprehensive plan?		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:	YES	NO
		✓
8.		
a. Will the proposed action result in a substantial increase in traffic above present levels?	YES	NO
b. Are public transportation service(s) available at or near the site of the proposed action?		✓
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	YES	NO
	✓	
10. Will the proposed action connect to an existing public/private water supply?	YES	NO
If no, describe method for providing wastewater treatment:		✓
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	NO
		✓
12.		
a. Does the site contain a structure that is listed on either the State or National Register of Historic places?	YES	NO
		✓
b. Is the proposed action located in an archeological sensitive area?		✓
13.		
a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?	YES	NO
		✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of altercations in square feet or acres:		✓
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	NO
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	YES	NO
		✓
16. Is this project site located in the 100 year flood plan?	YES	NO
		✓
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes,	YES	NO
a. Will storm water discharge flow to adjacent properties?		✓

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	22-13
Date Application Received	5/19/22
Hearing Scheduled Date	6/8/22
Application Fee	180 (cd)
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson _____	

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

	Applicant:	**Property Owner:**
Name:	VERN VAN DEWAL	SAME
EMAIL:	VVANDEWAL@gmail.com	
Company:		
Address:	6 PAUL ART LN TROY NY 12180	
Phone:	518-312-7899	

Applicant is: Owner X Builder___ Lessee___ Architect/Engineer___ Agent___ Other___
If Other, Explain: _____

Lot Information

Street Address of Lot: 6 PAUL ART LANE TROY NY 12180

Parcel ID Number: _____ Zoning District: R1
Irregular Shape of Lot (Y or N)_____ Corner Lot (Y or N)_____
Existing: Lot Area _____ Frontage _____ Depth _____
Set Backs: Front _____ Rear _____ Left _____ Right _____
Proposed : Lot Area _____ Frontage _____ Depth _____
Setbacks: Front _____ Rear _____ Left _____ Right _____
Type of Water Service: _____ Type of Sanitary Disposal _____

Describe Existing Use:
Single Family Home

Type of Request:
X Area Variance ___Use Variance
___Special Permit ___Code Interpretation

Briefly describe the proposal:
Install a Radiant Pool 5 FT From Property Line

Abutters- Adjacent Property Owners
List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	**Address:**	**Property Use:**
Front	ROAD		
Rear	DAN HONOVIC	35 Hilda CT	Home
Left	JILL WILKES	8 PAUL ART LN TROY NY 12180	Home
Right	KATHY GAZELEY	26 GLEN DR TROY NY 12180	Home

Kc:/zba/zba application

Required Submittals

____ A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
____ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
____ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) N
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: _____
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

Pool will be placed Behind house with NO visable line of site from Road or Neighbors

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

A IN groud pool was filled IN on side of house

Litchfield would be AN ISSUE

3. Describe whether the requested Area Variance is substantial.

No

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

It will Not

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

N/A

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit,** Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	X	
Signature:	X	
Date:		

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 Special Permit for non-residential parcel: $150.00
Area Variance for a single residential parcel: $100.00 Area Variance for a non- residential parcel: $300.00
Use Variance for a single residential parcel: $200.00 Use Variance for a non-residential parcel: $500.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

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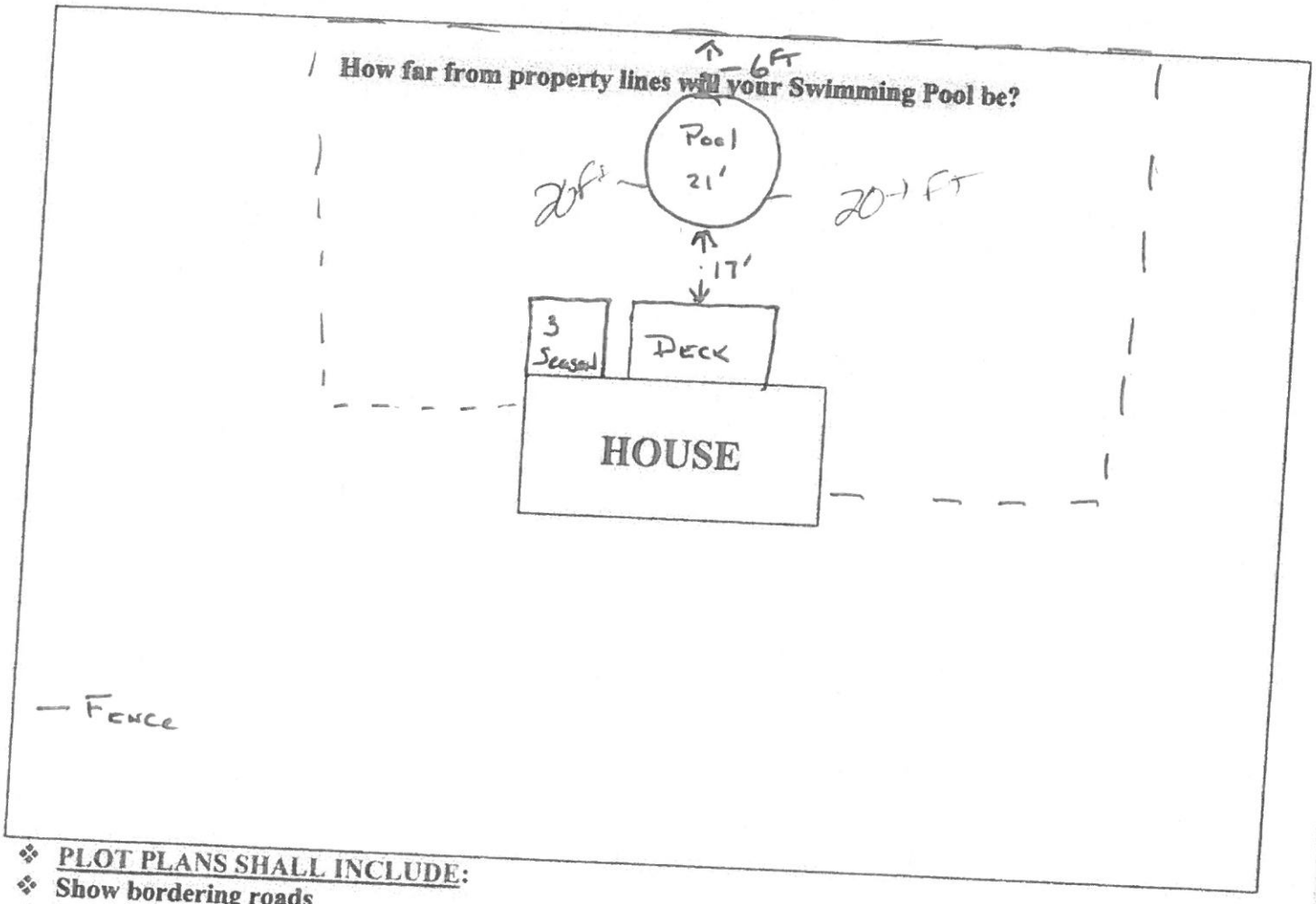
Swimming Pool Permit Application

PLOT PLAN



- PLOT PLANS SHALL INCLUDE:
- Show bordering roads
- Show existing structures with setbacks to property lines
- Show proposed structures (pool and/or deck) with setbacks to property lines
- The property line at roads is not the edge of pavement (measure from center of road to ½ the distance of the Right of Way [typical-50 ft R.O.W.]

I understand that I must close out this permit and call for all inspections in order to receive the Certificate of Compliance before the pool is used:

Print Name: VERN VAN DE WAL Signature: [signature]

Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	22-14
Date Application Received	5/11/22
Hearing Scheduled Date	6/8/22
Application Fee	$ 100 Pd
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson _____	

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:

Name: William M. Stewart
EMAIL: DFD143@yahoo.com
Company:
Address: 1302 Brianna Blvd.
Troy NY 12180-8002
Phone: 518-641-8104

Property Owner:

Name: William & Nancy Stewart
EMAIL: DFD143@yahoo.com
Company:
Address:
Phone:

Applicant is: Owner X Builder___ Lessee___ Architect/Engineer___ Agent___ Other___
If Other, Explain: _____

Lot Information

Street Address of Lot: 1302 Brianna Blvd.

Parcel ID Number: 123.13-8-30 Zoning District: _____
Irregular Shape of Lot (Y or N)_____ Corner Lot (Y or N)_____
Existing: Lot Area 0.11 acre Frontage 42' Depth 112'
Set Backs: Front ____ Rear ____ Left ____ Right ____
Proposed : Lot Area ____ Frontage ____ Depth ____
Setbacks: Front 30' Rear 20' Left N/A Right 10'
Type of Water Service: Municipal Type of Sanitary Disposal Municipal

Describe Existing Use:
Single family townhome

Type of Request: X Area Variance ___Use Variance
___Special Permit ___Code Interpretation

Briefly describe the proposal:
Construction of an approximate 16' x 10' deck at the rear of the residence

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	None		
Rear	HOA property		Vacant, common HOA land
Left	Michael & Jessica Short	1301 Brianna Blvd	Single family townhome
Right	Meadows LLC	1501 Brianna Blvd	New twin townhome under construction

Required Submittals

X A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.

___ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form

___ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) No
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: Construction of an approximate 16' x 10' deck at the rear of the residence
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:	20'	10'
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

Construction of the deck will not create any undesirable change in the character of the neighborhood and will be similar in nature to other decks previously approved in this development.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

HOA does not permit decks in any location other than the rear of a residence.

3. Describe whether the requested Area Variance is substantial.

The variance is not substantial and in keeping with the character of the neighborhood.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

The requested variance will have no adverse effect on either the physical or environmental conditions.

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

The requested variance is not self-created.

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	William M. Stewart	William M. Stewart
Signature:		
Date:	5/19/22	

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 *Special Permit for non-residential parcel: $150.00*
Area Variance for a single residential parcel: $100.00 *Area Variance for a non- residential parcel: $300.00*
Use Variance for a single residential parcel: $200.00 *Use Variance for a non-residential parcel: $500.00*
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: *http://www.dec.ny.gov/permits/90156.html*

Part 1 - Project information. The applicant or project sponsor is reliable for the completion of part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information

Name of Action or Project: Deck construction

Project Location (Describe, and attach a location map): 1302 Brianna Blvd.

Brief Description of Proposed Action:

Construction of an approximate 16' x 10' deck at the rear of the residence.

Name of Applicant or Sponsor: William M. Stewart

Telephone: 518-641-8104

E-Mail: DFD143@yahoo.com

Address: 1302 Brianna Blvd.

City/PO: Troy

State: NY

Zip Code: 12180-8002

	YES	NO
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.		
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:		NO (circled)

3. a. Total acreage of the site of the proposed action? _____ Acres
   b. Total acreage to be physically disturbed? _____ Acres
   c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural ☐ Industrial ☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (Specify): _____

☐ Parkland

5. Is the proposed action,

	YES	NO

a. A permitted use under the Zoning regulations?
b. Consistent with the adopted comprehensive plan? YES NO

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? YES NO

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? YES NO
If yes, identify:

8.
a. Will the proposed action result in a substantial increase in traffic above present levels? YES NO

b. Are public transportation service(s) available at or near the site of the proposed action? NO

c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? YES

9. Does the proposed action meet or exceed the state energy code requirements? YES NO
If the proposed action will exceed requirements, describe design features and technologies: N/A

10. Will the proposed action connect to an existing public/private water supply? YES NO

If no, describe method for providing wastewater treatment:

11. Will the proposed action connect to existing wastewater utilities? YES NO
If no, describe method for providing wastewater treatment:

12.
a. Does the site contain a structure that is listed on either the State or National Register of Historic places? YES NO

b. Is the proposed action located in an archeological sensitive area? NO

13.
a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency? YES NO

b. Would the proposed action physically alter, or encroach into, any existing wetland or water body?
If yes, identify the wetland or water body and extent of altercations in square feet or acres: NO

14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply: YES NO

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? YES NO

16. Is this project site located in the 100 year flood plan? YES NO

17. Will the proposed action create storm weather discharge, either from point or non- point sources? YES NO
If yes,
a. Will storm water discharge flow to adjacent properties?

b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)?
If yes, briefly describe_____

_____

_____

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? YES (NO)
If yes, explain purpose and size:_____

_____

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? YES (NO)
If yes, describe:_____

_____

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? YES (NO)
If yes, describe:_____

_____

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/ Sponsor name: William M. Stewart
Date: 5/19/22
Signature: WM Stewart

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

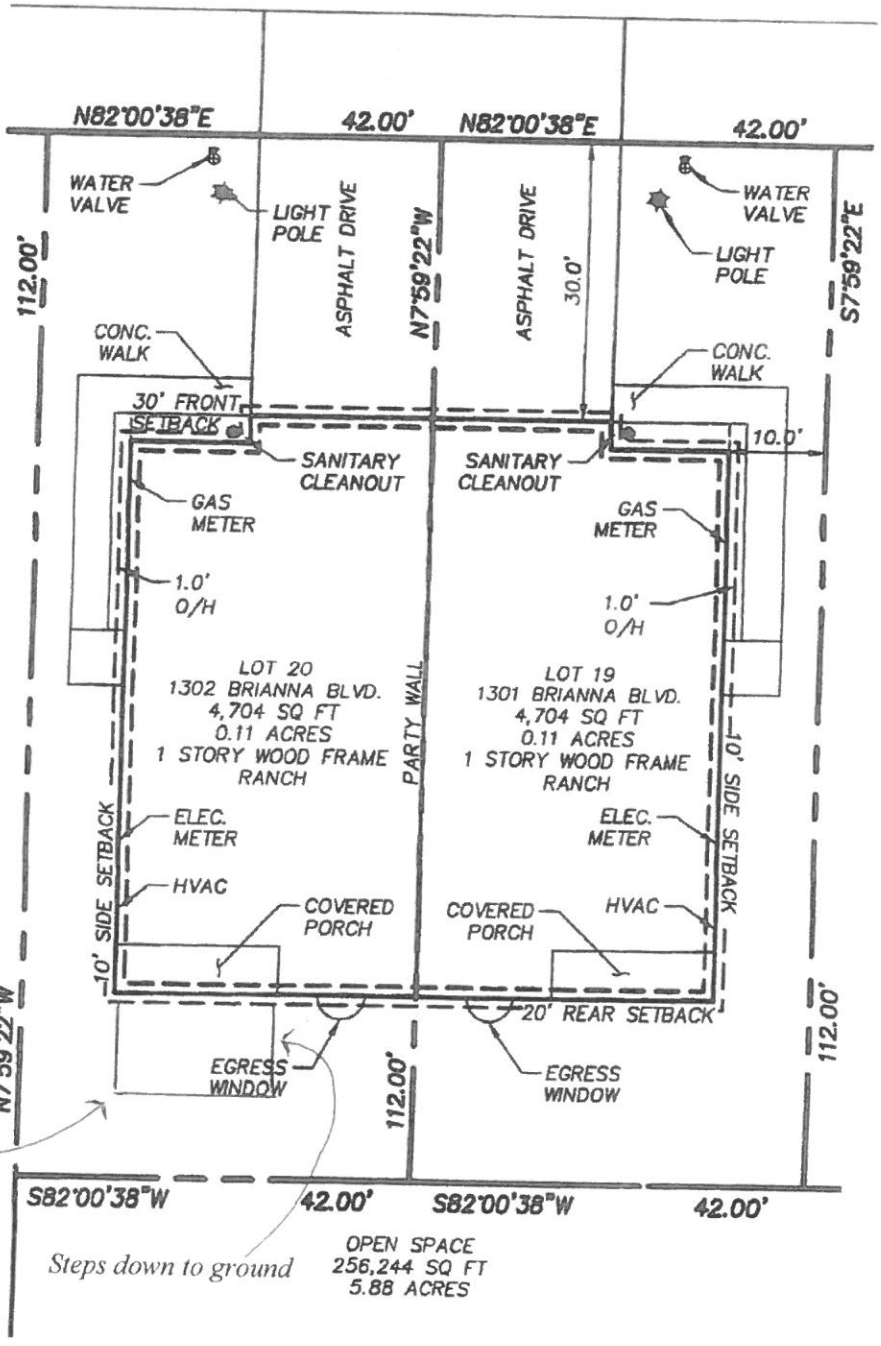
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)


BRIANNA BOULEVARD
50 FT. R.O.W.
N82°00'38"E
42.00'
N82°00'38"E
42.00'
WATER VALVE
LIGHT POLE
ASPHALT DRIVE
N7°59'22"W
ASPHALT DRIVE
30.0'
WATER VALVE
LIGHT POLE
S7°59'22"E
112.00'
CONC. WALK
CONC. WALK
30' FRONT SETBACK
10.0'
SANITARY CLEANOUT
SANITARY CLEANOUT
GAS METER
GAS METER
1.0' O/H
1.0' O/H
LOT 20
1302 BRIANNA BLVD.
4,704 SQ FT
0.11 ACRES
1 STORY WOOD FRAME RANCH
LOT 19
1301 BRIANNA BLVD.
4,704 SQ FT
0.11 ACRES
1 STORY WOOD FRAME RANCH
PARTY WALL
10' SIDE SETBACK
10' SIDE SETBACK
ELEC. METER
ELEC. METER
HVAC
HVAC
COVERED PORCH
COVERED PORCH
20' REAR SETBACK
EGRESS WINDOW
EGRESS WINDOW
N7°59'22"W
112.00'
112.00'
S82°00'38"W
42.00'
S82°00'38"W
42.00'
OPEN SPACE
256,244 SQ FT
5.88 ACRES
LOT 21
Location of proposed deck width to parallel existing concrete porch.
Steps down to ground
GRAPHIC SCALE
20' 10' 0 20'
(IN FEET)
1 inch = 20 ft.

Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	22-15
Date Application Received	3/25/22
Hearing Scheduled Date	6/8/22
Application Fee	$ 100
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson _____	

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:

Name: Richard Spoon
EMAIL: spoon.rich@gmail.com
Company:
Address: 23 Highland acres
Troy, NY 12180
Phone: 518-879-5319

Property Owner:

Name: Richard Spoon
EMAIL: spoon.rich@gmail.com
Company:
Address: 23 Highland acres
Troy, NY 12180
Phone: 518-879-5319

Applicant is: Owner ✓ Builder____ Lessee____ Architect/Engineer____ Agent____ Other____
If Other, Explain: _____

Lot Information

Street Address of Lot: 23 Highland acres Troy, NY 12180

Parcel ID Number: _____ Zoning District: _____
Irregular Shape of Lot (Y or N) Y Corner Lot (Y or N) N
Existing: Lot Area _____ Frontage _____ Depth _____
Set Backs: Front _____ Rear _____ Left _____ Right _____
Proposed : Lot Area _____ Frontage _____ Depth _____
Setbacks: Front _____ Rear _____ Left _____ Right _____
Type of Water Service: City Type of Sanitary Disposal Septic

Describe Existing Use:
Building a large garage to house multiple cars and boat.

Type of Request:
✓ Area Variance ____Use Variance
____Special Permit ____Code Interpretation

Briefly describe the proposal:
Request to build a 30x50x12 detached garage behind my house on a concrete slab.

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front			
Rear			
Left			
Right	Mark Smith	25 Highland acres	Residential

Kc:/zba/zba application

Required Submittals

____ A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
____ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
____ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) N
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: Residential garage building
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	3.09	
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

The garage will be set back in my backyard. There is a tree line almost entirely around my property and I have already spoken with the neighbor this would be visible to and he is ok with the buildings placement. The house nor the garage would be visible from the road.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

The garage needs to be large enough to house all my vehicles and boat which is long.

3. Describe whether the requested Area Variance is substantial.

I am only asking for a slight addition to the 1200sqft variables by 300 more sqft. 1500sqft toal

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

The garage will not have any drainage or chemicals that could possibly harm the surrounding environment. It will primarily be used for vehicle storage.

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

I am requesting this variance for myself, to build a necessary garage as there is no existing garage or any other place to store vehicles out of the elements.

For Use Variance Applications, please complete the following:

Describe the request use: Garage primarily used for vehicle storage.

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.
   This is the smallest building size I can obtain to fit my needs for vehicle storage.

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.
   The lot is set a long way back from the road and is surrounded by trees, not visible from the road.

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.
   The garage will be set back in my backyard. There is a tree line almost entirely around my property, making the garage addition almost entirely unnoticeable to anyone other than myself.

Explain whether the alleged hardships have been self- created.
The garage is a necessary addition as there is no vehicle storage out of the elements.

Describe in Detail your request:
I would like to build a 30x50, 1500sqft, garage building with 12ft ceilings, on a concrete slab. This building will adhere to all the local codes and guidelines and will be installed professionally. The building will have dark gray roofing, light gray siding, with a dark gray wainscoting around the bottom section of the building.

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

I have spoken to the building department to acquire all the necessary building codes and guidelines to ensure the building is properly engineered. The building will be built to 40lb snow load and 110mph wind speed ratings.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit,** Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	Rich Spoon	Rich Spoon
Signature:	Rich Spoon	
Date:	05/25/22	

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 Special Permit for non-residential parcel: $150.00
Area Variance for a single residential parcel: $100.00 Area Variance for a non- residential parcel: $300.00
Use Variance for a single residential parcel: $200.00 Use Variance for a non-residential parcel: $500.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: *http://www.dec.ny.gov/permits/90156.html*

Part 1- Project information. The applicant or project sponsor is reliable for the completion of part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information		
Name of Action or Project:		
Project Location (Describe, and attach a location map): 23 Highland acres Troy, NY 12180. Building set in backyard. Attached plot diagram with requested location.		
Brief Description of Proposed Action: Allow 1500sqft garage building be constructed for vehicle storage.		
Name of Applicant or Sponsor: Rich Spoon	Telephone: 518-879-5319 E-Mail: spoon.rich@gmail.com	
Address: 23 Highland acres		
City/PO: Troy	State: NY / Zip Code: 12180	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.	YES	NO
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:	YES	NO
3. a. Total acreage of the site of the proposed action? 3.09 Acres b. Total acreage to be physically disturbed? .03 Acres c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.09 Acres		
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (Specify): _____ ☐ Parkland		
5. Is the proposed action,	YES ✓	NO

	YES	NO
a. A permitted use under the Zoning regulations? b. Consistent with the adopted comprehensive plan?	✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify: _____		✓
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		✓
b. Are public transportation service(s) available at or near the site of the proposed action?		✓
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	✓	
10. Will the proposed action connect to an existing public/private water supply?		✓
If no, describe method for providing wastewater treatment: _____		
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:_____		✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic places?		✓
b. Is the proposed action located in an archeological sensitive area?		✓
13. a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?		✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of altercations in square feet or acres: _____		✓
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		
16. Is this project site located in the 100 year flood plan?		
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties?		

b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)? If yes, briefly describe_____		
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If yes, explain purpose and size:_____	YES	NO
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If yes, describe:_____	YES	NO
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If yes, describe:_____	YES	NO
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/ Sponsor name: Rich Spoon Date: 05/25/22 Signature: Rich Spoon		

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

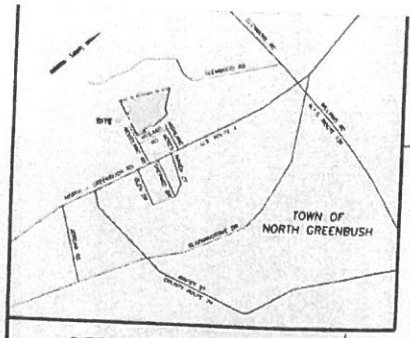
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



SITE LOCATION – N.T.S.

Map References

1) "SURVEY & SUBDIVISION PLAT, LOT A, LANDS N/F OF BETTER HOMES OF NORTH GREENBUSH, INC.", PREPARED BY BRIAN R. HOLBRITTER, PLS, DATED OCTOBER 1, 2010, LAST REVISED DECEMBER 8, 2010 AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE AS MAP 2010-161
2) RENSSELAER COUNTY TAX MAP SECTION 123.13

Deed Reference

1) BETTER HOMES OF NORTH GREENBUSH, INC. TO ROCCO CORDATO, IV AND KORI CORDATO RECORDED MAY 31, 2012 IN THE RENSSELAER COUNTY CLERK'S OFFICE IN VOLUME 6318 OF DEEDS AT PAGE 181.

Notes

1) SUBJECT TO ANY/ALL EASEMENTS AND/OR UNDERGROUND UTILITIES OF RECORD.

Subdivision Plat Notes

The Following requirements are conditions of the North Greenbush Planning Board and may be enforced by the Town through its local law enforcement process:

1. The main driveway from Highland Acres up to the two homes shall be kept clear of snow and ice and in reasonable repair so a two wheel drive passenger vehicle can access the homes. A reasonable amount of time, considering the severity of the snow or ice storm, shall be provided to clear the driveway. Items to be addressed by repair include potholes, washouts, removal of stones by plowing operations and any other items which negatively affect the use of the driveway. The owners of the two lots in this subdivision shall be jointly and individually responsible for the maintenance described herein. Please refer to the maintenance agreement for the two lots for further details.
2. No gates are permitted on the main driveway.
3. Illuminated or fluorescent signs providing house number shall be posted and maintained in two locations: 1) the intersection of the main driveway with Highland Acres, and 2) the intersection of each home's driveway with the main drive.
4. The North Greenbush Planning Board recommends that each home shall have a residential sprinkler system meeting New York State Uniform Fire Prevention and Building Code specifications.
5. A turn or back around area shall be provided at each home site of adequate width and depth to accommodate two vehicles. If the home does not have a garage, the area shall accommodate at least 4 vehicles.
6. Once the foundation for a new home is set, the North Greenbush Fire District No. 1 must be contacted for a site visit. The parties shall then determine the exact location of the turn or back around along the driveway servicing the new home with the intent that it be placed so a fire department ladder truck can park at such location, extend its outriggers, and then be used to fight a fire in the dwelling.
7. The Town of North Greenbush will only maintain and plow Highland Acres to a distance of 545 feet from Route 4.

NOTICES – PLEASE BE AWARE THAT:

1. Emergency services personnel recommend chimneys or flues for wood stoves be constructed adjacent to the driveway to provide better ladder truck access.
2. Town of North Greenbush regulations currently prohibit parking on town roads during winter months.
3. The East Greenbush School District will not pick up children on private driveways. The district has determined that no additional busing will be necessary to service this subdivision and the current bus stop at the intersection of Highland Acres and Midland Road will remain the same.

Certifications:

1) Rocco Cordato, IV & Kori Cordato
2) Berkshire Bank, its successors and/or assigns as their interests may appear
3) Stewart Title Insurance Company

Lands N/F of
Rensselaer Polytechnic Institute
Deed Book 1178 Page 456
Tax Map Parcel 122-2-4.21
(See Misc Ref #4)

N 36°40'00" E 332.96'

Lot A-1
Area = 3.09± Acres
23 Highland Acres

Lot A-2
Area = 3.12± Acres
25 Highland Acres

MAGNETIC NORTH – JUNE 2005

Lands N/F of
Harry Wasula &
Anna Wasula
Deed Book 750 Page 131
Deed Book 703 Page 379
Tax Map Parcel 123.13-6-8

N 65°20'30" W 280.78'
N 37°08' W 122.00'
N 16°41' W 139.43'
N 17°51' E 85.43'
N 17°51' E 100.81'
S 15°51' W 71.30'
S 63°38' W 71.30'
N 82°25' W 140.85'
S 65°25'00" E 48.27'
S 24°35'00" W 133.00'
S 56°56'00" W 15.66'
S 24°51'40" W 154.99'

10' UTILITY EASEMENT GRANTED IN BOOK 5393 OF DEEDS AT PAGE 74

INGRESS AND EGRESS EASEMENT AREA FOR LOT #1, #2 AND LOT B

10' UTILITY EASEMENT GRANTED IN BOOK 6318 OF DEEDS AT PAGE 181

INGRESS AND EGRESS EASEMENT OVER LOT A-1 FOR THE BENEFIT OF LOT A-2

Meadow Road

Highland Acres Road

Midland

End of Town Maintenance (See Additional Note #7)

(See Map Ref. #1)

Lands N/F of
Thomas John Regan
Deed Book 1818 Page 017
Tax Map Parcel 123.13-6-1.2

Lands N/F of
John Wasula &
Anne F. Wasula
Deed Book 1158 Page 387
Tax Map Parcel 123.13-6-7

Lands N/F of
Harry Wasula &
Anna Wasula
Deed Book 703 Page 379
Deed Book 750 Page 131
Tax Map Parce 123.13-6-9

LEGEND

- EDGE OF WATER
- FENCE
- IRON PIPE FOUND
- PROPERTY CORNER
- CAPPED IRON ROD SET (CIRS)
- ROAD SIGN
- UTILITY POLE
- OVERHEAD UTILITIES
- PROPERTY LINE

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Final Survey
Lot A-1
Lands N/F of
Rocco Cordato, IV &
Kori Cordato

TOWN OF NORTH GREENBUSH, RENSSELAER COUNTY, NEW YORK

SCALE: 1" = 50' | TAX MAP PARCEL 123.13-6-13.11

BRIAN R. HOLBRITTER
P.L.S.
LAND SURVEYING & SITE DEVELOPMENT
34 CENTER STREET
SCHAGHTICOKE, NY 12154
PHONE: 518-753-7592

Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198

Applicant Number	22-16
Date Application Received	5/25/22
Hearing Scheduled Date	6/8/22
Application Fee	$300 —
Approved Date_____ Conditions (y/n)_____	
Denial Date _____ Withdrawn Date_____	
Zoning Chairperson _____	

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section I

General Information

	Applicant:		Property Owner:
Name:	HATCHET HARDWARE	Name:	Same
EMAIL:	thomas.dingley@formandforge.com	EMAIL:	
Company:		Company:	
Address:	115 MAIN AVE Wynantskill NY 12198	Address:	
Phone:	518 701 4055	Phone:	

Applicant is: Owner X Builder___ Lessee___ Architect/Engineer___ Agent___ Other___
If Other, Explain: _____

Lot Information

Street Address of Lot: 115 MAIN AVE

Parcel ID Number: 124.5-3-20 Zoning District: Hamlet - H

Irregular Shape of Lot (Y or N)_____ Corner Lot (Y or N) Y

Existing: Lot Area N/A Frontage N/A Depth N/A
Set Backs: Front N/A Rear N/A Left N/A Right N/A
Proposed : Lot Area N/A Frontage N/A Depth N/A
Setbacks: Front N/A Rear N/A Left N/A Right N/A

Type of Water Service: TOWN Type of Sanitary Disposal TOWN

Describe Existing Use:
HARDWARE STORE

Type of Request: X Area Variance ___Use Variance Sign Variance
___Special Permit ___Code Interpretation

Briefly describe the proposal:
Requesting sign variance to allow for directional signage to improve traffic flow into parking area. Currently the parking is confusing as some customers have stated.

Abutters-Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	128-130 MAIN STREAM LLC	128-130 MAIN AVE	Vacant
Rear	Residential Hair Styling LLC	119 MAIN AVE	Hair Salon
Left	Mary K Hernick	Atlantic Ave	Residential Home
Right	North Greenbush Mem. American Legion Post	113 Main Ave	Commerial Legion Post.

Kc:/zba/zba application

Required Submittals

- ✓ A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- ___ Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
- ___ Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.

Have there been any other variances issued for this property? (Y or N) Y
If yes, explain:
Parking Variance

For any Area Variance Request, please complete the following:

Proposed use/construction: _____
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

No change will occur

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

To clearity the entrance and exit of parking lot

3. Describe whether the requested Area Variance is substantial.

Not substantial.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

No negitive impact

5. Explain whether difficulty is self- created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.

No

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

The additional signage will make traffic in and out of the parking lot less confusing.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit,** Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	Thomas M Dingley	
Signature:		
Date:	5/25/2022	

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 Special Permit for non-residential parcel: $150.00
Area Variance for a single residential parcel: $100.00 Area Variance for a non- residential parcel: $300.00
Use Variance for a single residential parcel: $200.00 Use Variance for a non-residential parcel: $500.00
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: *http://www.dec.ny.gov/permits/90156.html*

Part 1- Project information. The applicant or project sponsor is reliable for the completion of part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attached additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information

Name of Action or Project: HATCHET HARDWARE

Project Location (Describe, and attach a location map): 115 MAIN AVE Wynantskill NY 12198

Brief Description of Proposed Action: Asking for Sign Variance to allow for (2) directional signs to address Entrance & Exit of parking lot area.

Name of Applicant or Sponsor: Same

Telephone: 518 701 4055

E-Mail: thomas.dingley@formandforge.com

Address:

City/PO:

State:

Zip Code:

	YES	NO
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:		X

3. a. Total acreage of the site of the proposed action? .35 Acres
   b. Total acreage to be physically disturbed? N/A Acres
   c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural ☐ Industrial ☒ Commercial ☐ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (Specify): _____

☐ Parkland

5. Is the proposed action, YES NO

	YES	NO
a. A permitted use under the Zoning regulations? b. Consistent with the adopted comprehensive plan?		X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:	YES	NO
		X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	YES	NO
b. Are public transportation service(s) available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	YES	NO
		X
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	YES	NO
		X
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	NO
		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic places?	YES	NO
b. Is the proposed action located in an archeological sensitive area?		X
13. a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?	YES	NO
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of altercations in square feet or acres:		X
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	NO
		X
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	YES	NO
		X
16. Is this project site located in the 100 year flood plan?	YES	NO
		X
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties?	YES	NO
		X

b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)?
If yes, briefly describe _____

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If yes, explain purpose and size: _____	YES	NO X
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If yes, describe: _____	YES	NO X
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If yes, describe: _____	YES	NO X

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/ Sponsor name: Thomas Dingley
Date: 5/26/2022
Signature: _____

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

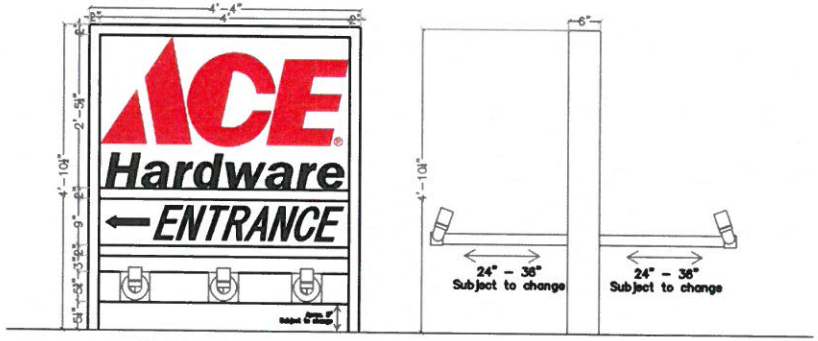
Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

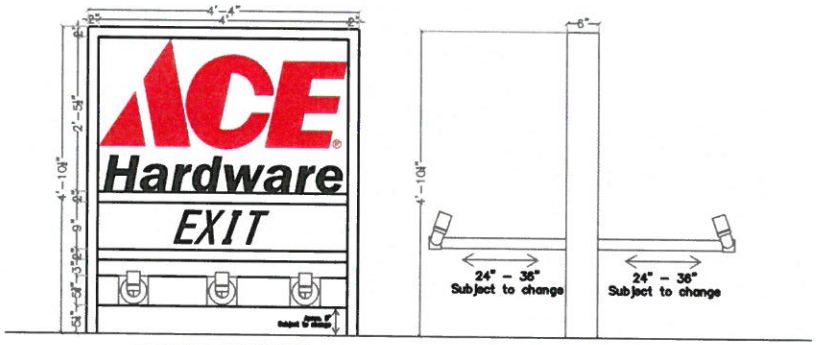
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Sign 2



Atlantic Av

Sign 3



Main Av

MONUMENT SIGN			
SIGN	DESCRIPTION	SIZE	TOTAL SF
Business sign Atlantic Ave	ACE Hardware sign lighted by goosenecks on both sides	2'-5" H X 4'-0" W	9.68 SF
Store sign Atlantic Ave	Entrance sign lighted by goosenecks on both sides	9" H X 4'-0" W	3 SF
Business sign Main Ave	ACE Hardware sign lighted by goosenecks on both sides	2'-5" H X 4'-0" W	9.68 SF
Store sign Main Ave	Entrance sign lighted by goosenecks on both sides	9" H X 4'-0" W	3 SF

Form+Forge
+1 518 203 3637
63 Third Street, Troy NY 12180

OWNER
ANGELO GRASSO

PROJECT MANAGER
THOMAS DINGLEY +518 701 4055
Thomas.dingley@formandforge.com

DESIGN & RESOURCES
FLORA REYES +347 296 2276
Flora@formandforge.com

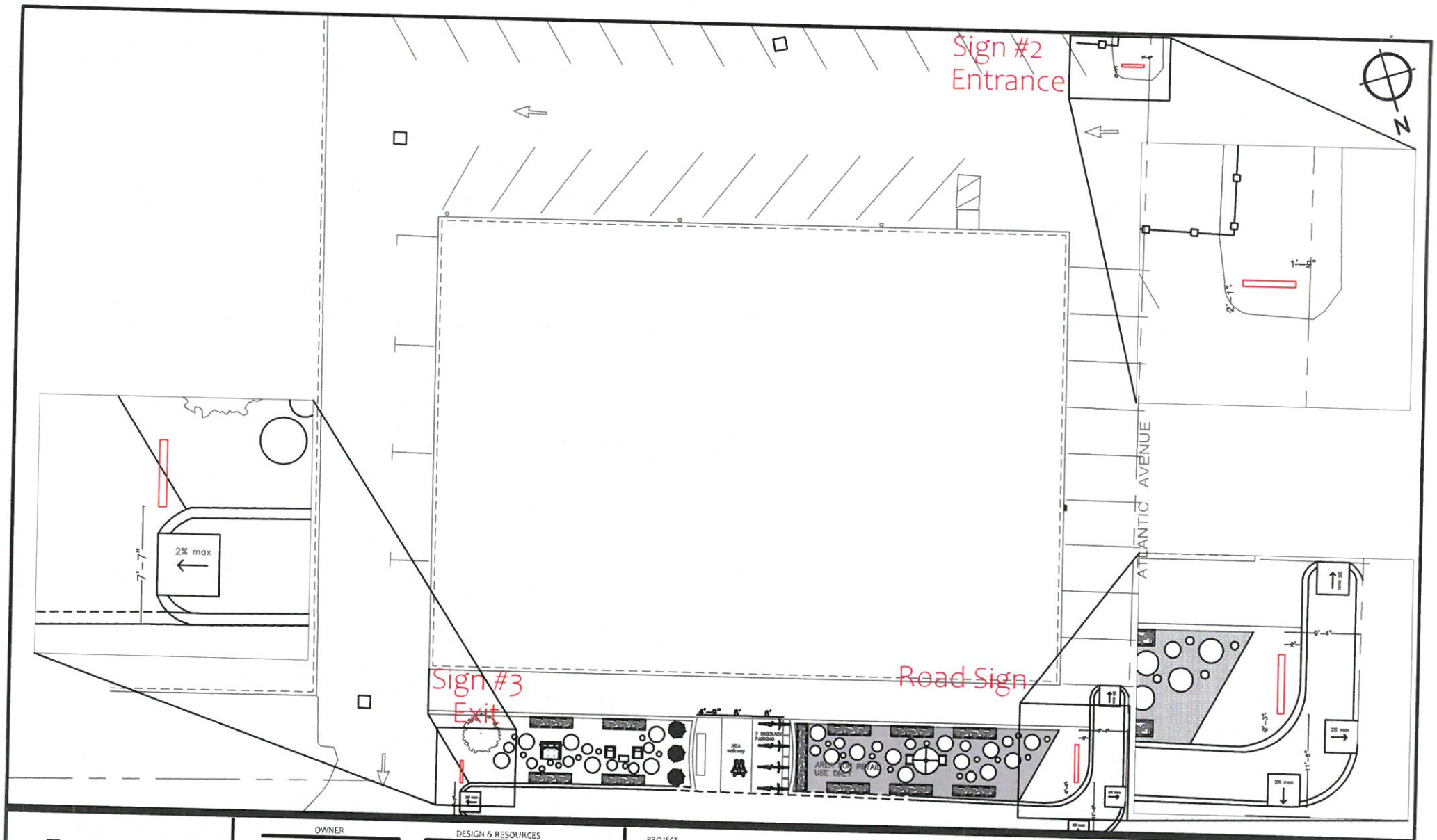
ALEJANDRA TRELLES +929 450 5499
Alejandra@formandforge.com

Drawn by: AATR

PROJECT
HATCHET HARDWARE - WYNANTSKILL
115 Main Ave, Wynantskill 12198

DATE: 12/02/21

ARCH D
Parking Road Signage



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+1 518 203 3637
92 Third Street, Troy NY 12180

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Thomas.dingley@formandforge.com

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ALEJANDRA TRELLES +929 450 5499
Alejandra@formandforge.com

Drawn by: AATR

PROJECT
HATCHET HARDWARE - WYNANTSKILL
115 Main Ave, Wynantskill 12198

DATE: 12/03/21

ARCH D

Road sign location

SCALE VA*