

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

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

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant Number	<u>25-07</u>
Date Application Received	<u>3/26/25</u>
Hearing Scheduled Date	<u>4/9/25</u>
Application Fee	<u>300.00</u>
Approved Date _____	Conditions _____
(y/n) _____	
Denial Date _____	Withdrawn _____
Date _____	

Applicant:
Name: Mike Paris
Company: Paris Property Group, LLC
Address: 375 North Greenbush Road
Troy, NY 12180
Phone: 518-441-1629

Property Owner:
Name: Same
Company: _____
Address: _____
Phone: _____

Applicant is: Owner ☒ Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other _____
If Other, Explain: _____

Lot Information

Street Address of Lot: 375 North Greenbush Road

Parcel ID Number: 134.-1-5 Zoning District: BG - Business General

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

Existing: Lot Area 1.54c Frontage 300' Depth 310'

Set Backs: Front 30' Rear 30' Left 20' Right 20'

Proposed: Lot Area 1.54c Frontage 300' Depth 310'

Setbacks: Front 30' Rear 30' Left 20' Right 20'

Type of Water Service: Public Type of Sanitary Disposal: On-Site

Describe Existing Use:

Furniture showroom & warehouse

Type of Request: ☒ Area Variance _____ Use Variance _____
☐ Special Permit _____ Code Interpretation _____

Briefly describe the proposal:

Applicant Proposes a 5,000 +/- Square Foot building addition.

Abutters- Adjacent Property Owners

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

	Name:	Address:	Property Use:
Front	<u>Route 4</u>	<u>Route 4</u>	<u>Route 4</u>
Rear	<u>National Grid</u>	<u>300 Erie Blvd West, Syracuse, NY 13202</u>	<u>Utility (Electric/Gas)</u>
Left	<u>Same as above</u>		
Right	<u>Paris Property Group, LLC</u>	<u>375 North Greenbush Road</u>	<u>Parking / Vacant</u>

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: Commercial Building
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:	1.5 Ac	1.5 Ac
Width at set back:	284 ft	284 ft
Front Setback:	30 ft	30 ft
Rear Setback:	30 ft	30 ft
Left Side Setback:	20 ft	20 ft
Right Side Setback:	20 ft	20 ft
Maximum Lot Coverage:	75%	74%
Maximum Height:	< 45 ft	< 45 ft

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

	REQUIRED	PROPOSED
Number of Parking Spaces:	39	39
Buffer:	> 15 ft from Street Right-of-way	> 15 ft from Street Right-of-Way
Units per Acre:	N/A	N/A

Area Variance Continued

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

The proposed building addition is located at the rear of the existing building and screened from Route 4. The neighbor to the North and East is National Grid where a large transmission line exists.

The applicant does not feel that an undesirable change will be produced in the neighborhood.

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 Applicant needs the 5000 sf additional storage space so they can consolidate their operations from a different location and expand in North Greenbush. The existing building is already larger than the current code allows, so in essence any size addition would trigger the need for an Area Variance.

3. Describe whether the requested Area Variance is substantial.

The proposed 5000 sf addition represents a 33% increase in the current footprint, which we do not consider to be substantial.

Overall, the 20,000 SF building is twice the size of what the current Code allows, but as noted the existing building is already non-conforming due to its size.

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

As noted above, the proposed addition is at the rear of the existing building and is hardly visible from Route 4. Additionally, the adjacent owner is National Grid. Therefore we do not feel that the project will have a negative effect 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.)

As the applicant is seeking this variance so they can construct drive through lanes, we would say the alleged difficulty is self-created.

For Use Variance Applications, please complete the following: N/A

Describe the request use: Not Applicable

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.

Not Applicable

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.

Not Applicable

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.

Not Applicable

Explain whether the alleged hardships have been self- created.

Not Applicable

Describe in Detail your request:

Not Applicable

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

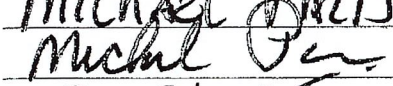
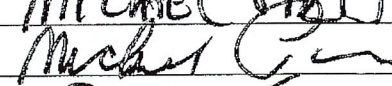
Appeal Criteria

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

The applicant is proposing a total building footprint (existing and proposed) of just under 20,000 +/- square feet (SF). Town Code Section 197 Table 1, Part 10 denotes a maximum building building footprint of 10,000 SF. The existing building is an existing nonconforming use due to it being 14,600 +/- SF and we are requesting permission to construct a 5,000 SF addition.

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:	Michael Paris	Michael Paris
Signature:		
Date:	3-26-25	3-26-25

FEES as per Town Code Chapter 197

Special Permits for a residential single parcel: \$50	Special Permit for non-residential parcel: \$150
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

617.20