

**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>25-05</u>
Date Application Received	<u>3/24/05</u>
Hearing Scheduled Date	<u>4/9/25</u>
Application Fee	<u>50.00</u> (pb) (EC)
Approved Date (y/n)	_____ Conditions _____
Denial Date	_____ Withdrawn _____
Date	_____

**Applicant:**  
Name: John Keshecki  
Company: \_\_\_\_\_  
Address: 531 Bloomingrove Dr  
Rensselaer, NY 12144  
Phone: 845-703-0173

**Property Owner:**  
Name: John Keshecki  
Company: \_\_\_\_\_  
Address: 531 Bloomingrove Dr  
Rensselaer, NY 12144  
Phone: 845-703-0173

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

**Lot Information**

Street Address of Lot: 531 Bloomingrove Dr, Rensselaer, NY 12144

Parcel ID Number: 134.13-5-4 Zoning District: R1

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

Existing: Lot Area 0.34 acre Frontage 255 ft Depth \_\_\_\_\_

Set Backs: Front 25 ft Rear 0 ft Left 0 ft Right 50 ft

Proposed: Lot Area No change Frontage No change Depth No change

Setbacks: Front No change Rear No change Left No change Right 20 ft (from edge of road)

Type of Water Service: City Type of Sanitary Disposal Septic

Describe Existing Use:

Residential, single family home

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

Briefly describe the proposal:

Our family is hoping to expand the use of our property for our children and friends to play in, by replacing our current fence and moving it closer to the road.

**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>533 Bloomingrove Dr</u>	<u>Residential</u>
Rear	_____	_____	_____
Left	<u>Ferguson</u>	<u>9 Teliska Ave</u>	<u>Residential</u>
Right	_____	_____	_____

## 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:

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## For any Area Variance Request, please complete the following:

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

Lot Size:

Width at set back:

Front Setback:

Rear Setback:

Left Side Setback:

Right Side Setback:

Maximum Lot Coverage:

Maximum Height:

REQUIRED	PROPOSED
	No change
	20 ft from edge of road

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

Number of Parking Spaces:

Buffer:

Units per Acre:

REQUIRED	PROPOSED



### 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 change will be mostly replacing our existing structure with one that is not falling apart. The new style fence matches other homes in the neighborhood and will not block any sightlines for drivers.

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.

We have two young children and a dog. We feel a fence would be the safest option for us to make use of the property.

3. Describe whether the requested Area Variance is substantial.

The deviation is proposing 6 ft fence instead of 4 ft for the area that is needed for the variance.

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

The fence will be installed within our property line without disturbing drainage, landscaping, or other natural features.

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

The difficulty is not self-created, but rather a result of the existing property layout. The current fence setback reduces functional space for my children to play safely with friends and pets in the neighborhood.

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

Describe the request use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

Explain whether the alleged hardships have been self- created.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe in Detail your request:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:	<u>John Keshechi</u>	<u>John Keshechi</u>
Signature:	<u>John Keshechi</u>	<u>John Keshechi</u>
Date:	<u>21 Mar 2025</u>	<u>21 Mar 2025</u>

<b>FEES</b> 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

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