

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	25-13
Date Application Received	5/21/25
Hearing Scheduled Date	6/11/25
Application Fee	300- pd
Approved Date (y/n)	
Conditions	
Denial Date	
Withdrawn Date	

Applicant:

Name: Shawn DeCalle / Amy Peters
Company: 148 North Greenbush Road
Address: 20 Willow Lane
Wynantskill NY 12198
Phone: 518 229 0339

Property Owner:

Name: Jeffrey C. Poorman
Company: ITB
Address: 152 North Greenbush Road
Troy NY 12180
Phone: _____

Applicant is: Owner _____ Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other ☒
If Other, Explain: Next Door Owner of 148 North Greenbush Road

Lot Information

Street Address of Lot: 152 North Greenbush Road Troy NY 12180

Parcel ID Number: 123.-1-9 Zoning District: BN Neighborhood Business

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

Existing: Lot Area 21774 Frontage 75.08 Depth _____

Set Backs: Front _____ Rear _____ Left _____ Right _____

Proposed: Lot Area 9658 Frontage 75.08 Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: City Type of Sanitary Disposal: SEWER

Describe Existing Use: Residential

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

Briefly describe the proposal: Sell a portion of 152 Route 4 to
Adjacent lot (North) adding to 148 Rt 4.

Abutters- Adjacent Property Owners

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

	Name:	Address:	Property Use:
Right	<u>LAM N60</u>	<u>10 Ellen Ave</u>	<u>Residential</u>
Front	<u>Peter & Barbara Nizinkirck</u>	<u>68 Glenwood Drive</u>	<u>Residential</u>
Rear	<u>NATH. GRID</u>	<u>Left of 152</u>	<u>EASEMENT GAS LINE</u>
Left	<u>Amy Peters</u>	<u>148 North Greenbush Rd</u>	<u>Multi USE</u>
Right		<u>(Troy NY 12180)</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: No current plans other than clean up trees & a wall. ^{Falling}
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc) ^{Retaining}

	REQUIRED	PROPOSED
Lot Size:	20,000	9658
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:	NA	NA
Buffer:	NA	NA
Units per Acre:	NA	NA

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.

There will be no changes to AREA -

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.

Basically the line has a diagonal line between properties creating awkward lines to maintain property with investing shared money & time (work) TREES Falling. Creates Fair Neighborhood Lines

3. Describe whether the requested Area Variance is substantial.

The proposal is approximately half the required size but home structures maintain same feel & environment - No adverse changes

OWNER of 152 JEFF COONAN has provided letter

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

The properties currently overlap. This will create a clearer property line between 148 & 152 Rt 4.

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

Only difficulty is Lot SIZE issue
No Real Changes

For Use Variance Applications, please complete the following:

Describe the request use:

N/A

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

N/A

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

N/A

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

There will be no changes

Explain whether the alleged hardships have been self- created.

N/A

Describe in Detail your request:

Variance is due to Lot Size Reduction
The lot line adjustment will take on a more realistic straight property line where property maintenance can be done on a fair neighborhood line. IE (FALLING TREES) Retaining Wall is crumbling

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.

No changes to properties - The residence at 152 North Greenbush Road will retain same frontage, won't change use or appeal

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

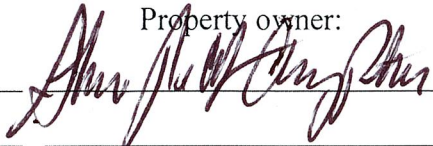
For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

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: _____	
Signature: _____	_____
Date: _____	_____

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

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: COONS to Peters					
Project Location (Describe, and attach a location map): 152 and 148 Route 4					
Brief Description of Proposed Action: Sell A Portion of 152 to 148 Changing lot size					
Name of Applicant or Sponsor: Shawn Decelle Telephone: _____ E-Mail: _____					
Address: 20 Willow Lane					
City/PO: Wyantskill State: NY Zip Code: 12198					
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">YES</td> <td style="width: 50%;">NO</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center; vertical-align: middle;">✓</td> </tr> </table>	YES	NO		✓
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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">YES</td> <td style="width: 50%;">NO</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center; vertical-align: middle;">✓</td> </tr> </table>	YES	NO		✓
YES	NO				
	✓				
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					

		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 alterations 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 _____		X
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: <u>Shawn De Celle</u>		
Date: _____		
Signature: <u>Shawn De Celle</u>		

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)

A

Jeffrey C. Coonan
152 N Greenbush Rd
Troy, NY 12180
518-301-5651
jcoonan416@yahoo.com

May 13, 2025

To whom it may concern,

**I am fully aware and in full support of the sale of 12,116
square feet of property located at 152 N Greenbush Rd, Troy,
NY 12180 to Amy Peters.**

Sincerely,



Jeffrey C Coonan
Sent from my iPhone
