

**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	25-18
Date Application Received	6/25/25
Hearing Scheduled Date	7/16/25 (pd)
Application Fee	\$300
Approved Date _____	Conditions _____
(y/n) _____	
Denial Date _____	Withdrawn _____
Date _____	

Applicant:
Name: Russell Brady
Company: N/A
Address: 558 Bloomingrove Drive
Rensselaer, NY 12144
Phone: 518-368-6335

Property Owner:
Name: Russell Brady
Company: N/A
Address: 558 Bloomingrove Drive
Rensselaer, NY 12144
Phone: 518-368-6335

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

Lot Information

Street Address of Lot: 558 Bloomingrove Drive, Rensselaer, NY 12144

Parcel ID Number: Map 134.17, Zn 14, Parcel 3 Zoning District: R1 - Residential
Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N

Existing: Lot Area 22,123 Frontage 147.5 Depth 150
Set Backs: Front 53' Rear 59' Left 99' Right 8'
Proposed: Lot Area 22,123 Frontage 147.5 Depth 150
Setbacks: Front 53' Rear 35' Left 17' Right 8'

Type of Water Service: City Type of Sanitary Disposal Site Septic

Describe Existing Use:
2-story single family residence, 1,260 SF.

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

Briefly describe the proposal:
Add garage/secondary residence structure to existing lot. New structure footprint measures 48'W x 28'D.
Ground level for garage and storage only, second level for secondary residence. New water and electric service to be provided. New on-site septic system to be constructed for secondary 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			
Rear	Daniel Hill	49 Dixon Road	Residential
Left	Zachary Valentine	562 Bloomingrove Drive	Residential
Right	Dawn Gicewicz	556 Bloomingrove Drive	Residential

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: Second primary residence.
(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:

MAXIMUM SF

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

REQUIRED	PROPOSED

1,200 SF

1,344 SF

REQUIRED	PROPOSED

Number of Parking Spaces:

Buffer:

Units per Acre:

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 new structure will be in the character of the house adjacent. The structure will be set back from the roadway so as not to impede sight lines for neighbors or traffic, and to maintain open space.

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 site topography would not allow an addition to the existing house for a secondary residence without creating a hardship for the family member due to limited mobility.

3. Describe whether the requested Area Variance is substantial.

No, the proposed structure is 1,290 SF.

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

No large site changes will be made. There will be minimal elevation of the site where structure is to be placed. Extra drainage capacity will be achieved through retention basins to protect the surrounding areas.

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

No. Need to be close to family member and purchasing another home in the area with the requirements needed is not feasible.

For Use Variance Applications, please complete the following:

Describe the request use: Requesting variance allowing the construction of a secondary residence on an R1 zoned property.

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.
Need a nearby home for a family member, and the current housing market does not allow for adequate space and provisions for disability within financial restraints. Have looked at nearby houses when for sale, and they were not within financial reach and/or were not set up for someone with mobility issues.
2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.
The combination of the current house layout and site topography do not allow for an addition that would feasibly work for someone with mobility issues. If this were a site that had more space at the north side of the house, or did not have a steep grade at the south side, then an addition would be feasible.
3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.
Structure will be in the style and character of the adjacent house. Current property is larger than adjacent properties, and will not be overbuilt. Structure will be set back from the road as far as possible, which will conserve sight lines and open space on Bloomingrove Drive.

Explain whether the alleged hardships have been self- created.

No. Need to be close to family member and purchasing another home in the area with the requirements needed is not feasible.

Describe in Detail your request:

Add a secondary residence to an R1 lot. This would consist of a garage/secondary residence structure measuring 48'W x 28'D. Ground level for garage and storage only, second level for secondary residence. New water and electric service to be provided. New on-site septic system to be constructed for secondary residence.

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.

Granting this request would be consistent with LU Objective 2 in the Town Comprehensive Plan.

It would allow another resident to contribute to the financial wellness of local businesses.

Allowing this variance would also make the area more aesthetically pleasing in that there would be planned hardscaping and landscaping that would take the place of a field that is currently not maintained to its potential.

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

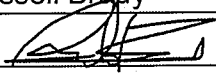
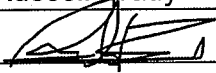
For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

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:	Russell Brady	Russell Brady
Signature:		
Date:	6/25/2025	6/25/2025

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

Short Environmental Assessment FormInstructions 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: Garage/secondary residence structure at 558 Bloomingrove Drive		
Project Location (Describe, and attach a location map): 558 Bloomingrove Drive, Rensselaer, NY 12144		
Brief Description of Proposed Action: Add garage/secondary residence structure to existing lot. New structure footprint measures 48'W x 28'D. Ground level for garage and storage only, second level for secondary residence. New water and electric service to be provided. New on-site septic system to be constructed for secondary residence.		
Name of Applicant or Sponsor: Russell Brady		Telephone: 518-368-6335 E-Mail: russb82@yahoo.com
Address: 558 Bloomingrove Drive		
City/PO: Rensselaer	State: NY	Zip Code: 12144
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
		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:	YES	NO
		X
3. a. Total acreage of the site of the proposed action?	.51	Acres
b. Total acreage to be physically disturbed?	.19	Acres
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.51	Acres
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)		
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify): _____		
<input type="checkbox"/> Parkland		
5. Is the proposed action,		YES NO

a. A permitted use under the Zoning regulations?	YES	NO
b. Consistent with the adopted comprehensive plan?		X
	X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES	NO
	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.	YES	NO
a. Will the proposed action result in a substantial increase in traffic above present levels?		X
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: Energy Star certified furnace, on-demand water heater for residence, Energy Star certified appliances. Closed cell foam insulation for all walls, roof, and floor. —	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? On-site disposal system consisting If no, describe method for providing wastewater treatment: of septic tank and seepage bed.	YES	NO
		X
12.	YES	NO
a. Does the site contain a structure that is listed on either the State or National Register of Historic places?		X
b. Is the proposed action located in an archeological sensitive area?		
13.	YES	NO
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?		X
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:		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
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 _____ Discharge from roof will be directed to southwest section of property to take advantage of existing grade and runoff. Driveway will be graded to create swales that will direct runoff to existing ground water runoff areas.	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>Russell Brady</u> Date: <u>6/25/2025</u> Signature: 	X	

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:	X	
a. public / private water supplies		
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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)