

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

Applicant Number	<u>23-04</u>
Date Application Received	<u>2/22/23</u>
Hearing Scheduled Date	<u>3/5/23</u>
Application Fee	<u>\$50 (pd)</u>
Approved Date _____	Conditions _____
(y/n) _____	
Denial Date _____	Withdrawn _____
Date _____	

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

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:
Name: Herbert Bahrmann
Company: _____
Address: 59 Streamview Lane
Wynantskill, NY 12198
Phone: Cell: 518-265-4540

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

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

Lot Information

Street Address of Lot: 59 Streamview Lane, Wynantskill, NY 12198

Parcel ID Number: 124.10-16-7 Zoning District: R3

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

Existing: Lot Area 2.22 Acres Frontage _____ Depth _____
 Set Backs: Front 25' Rear 25' Left 25' Right 25'
 Proposed: Lot Area _____ Frontage _____ Depth _____
 Setbacks: Front _____ Rear _____ Left _____ Right _____

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

Describe Existing Use:
Single Family, Residential use (keyhole lot)

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

Briefly describe the proposal:
To raise chickens for eggs and to help control insects in the yard.

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>Chris Lillis</u>	<u>65 Streamview Lane</u>	<u>Residential</u>
Rear	<u>Bonnie Braulieu</u>	<u>113 West Sand Lake Road</u>	<u>Residential</u>
Left	<u>Edward Hack</u>	<u>53 Streamview Lane</u>	<u>Residential</u>
Right Front	<u>Edward Hack</u>	<u>55 Streamview Lane</u>	<u>Residential</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) _____

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:		

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.

As per town code section 197-31, I would like to raise Chickens for the purpose of eggs and to help control insects in the yard.

I have 2.22 acres of land which should allow enough setback from other properties which is shown in survey map. Manure will be composted and used for gardening.

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: Herbert Bahrmann
Signature: Herbert Bahrmann
Date: 2/17/23

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:	The raising of Chickens
Project Location (Describe, and attach a location map):	LOT 4 OF SURVEY MAP
Brief Description of Proposed Action:	To raise chickens for eggs and to help control insects in the yard. The Chicken coop will be enclosed on all sides including the top to prevent the attraction of predatory Birds.
Name of Applicant or Sponsor:	Herbert Bahrmann
Telephone:	518-265-4540
E-Mail:	H.Bahrmann@NYCAP-RR.COM
Address:	59 Streamview Lane
City/PO:	Wynantskill
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.	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 Town of North Greenbush (ZBA) Special permit X
3. a. Total acreage of the site of the proposed action?	2.22 Acres
b. Total acreage to be physically disturbed?	0 Acres
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	2.22 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

Kc:/zba/zba application

		YES	NO
a. A permitted use under the Zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic places?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input type="checkbox"/>	<input type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply: <i>Grassland</i>		<input type="checkbox"/>	<input type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is this project site located in the 100 year flood plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: Herbert Bahrman
 Date: 2/20/23
 Signature: Herbert Bahrman

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?"

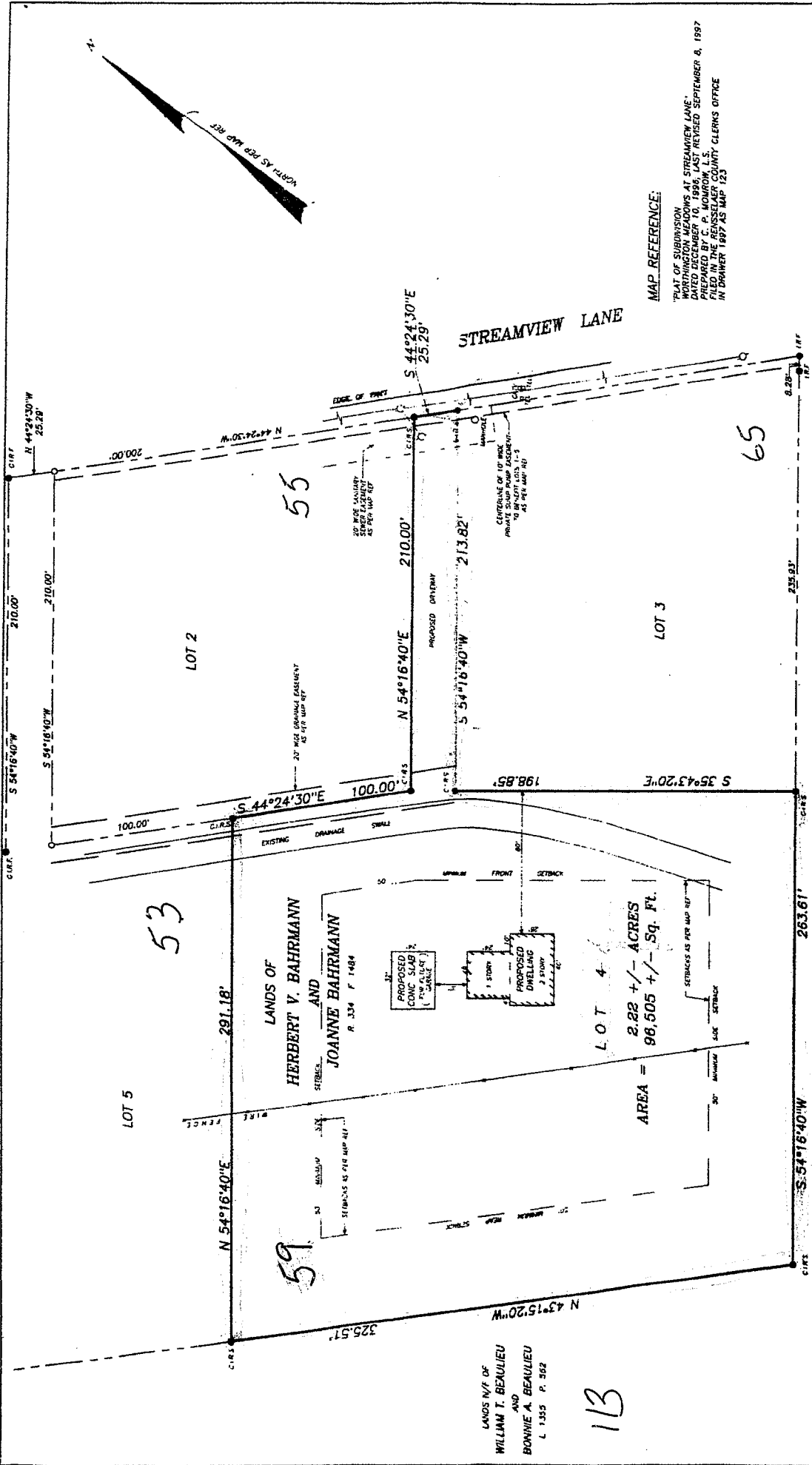
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the 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?		

Herbert Bahrman

59 Streamview Lane
Wynantskill NY 12198

Waste Material Handling

Chicken manure and bedding will be composted at location, colored in pink on Survey Map. The Composted Material will be used for gardening and landscaping.



LOT 4
WORTHINGTON MEADOWS
AT STREAMVIEW LANE

TOWN: NORTH GREENBUSH SURVEYED: DECEMBER 21, 2001
 COUNTY: RENSSELAER PLAT: JANUARY 8, 2002
 STATE: NEW YORK SCALE: 1" = 40'

McGrath
 SURVEYORS
 KEVIN J. McGRATH, F.B.S. 1100
 100 East 101st Street, Union Springs, NY 12158-1100

DRAWN BY: TDF CHECKED BY: KJM PLAT NO. 200173

MAP REFERENCE:
 PLAT OF SUBDIVISION
 WORTHINGTON MEADOWS AT STREAMVIEW LANE,
 DATED DECEMBER 10, 1996, LAST REVISED SEPTEMBER 8, 1997
 PREPARED BY C. P. MORROW, L.S.
 IN DRINKER 1897-98 MAP 123

REVISED 6/12/2002 - PROPOSED DWELLING & CONC. SLAB ADDED

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE EXISTING LOCAL PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS PROHIBITED. ANY ALTERATION, ADDITION, SUBSTITUTION OF THIS SURVEY'S ORIGINAL COPY, OR ONLY COPIES FROM THE ORIGINAL OF THIS PLAT, MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

LANDS W/T OF
NIAGARA MOHAWK POWER CORPORATION
 L. 471 P. 58

Composting Location

- LEGEND:**
- UNMARKED ANGLE POINT - ○
 - CAPPED IRON ROD FOUND - C.I.R.F. ●
 - IRON ROD FOUND - I.R.F. ●
 - IRON PIPE FOUND - I.P.F. ●
 - CAPPED IRON ROD SET - C.I.R.S. ●
 - UTILITY POLE W/ UTILITY LINES - ○
 - LANDS NOW OR FORMERLY OF - LANDS W/T OF
 - DEED L&R & FACE - L. 100 P. 100
 - DEED ROLL & FRAME - R. 100 F. 100
 - TAX MAP NO. 124 10 - 16 - 7

CERTIFIED TO:
 HERBERT V. BAHRMANN
 JOANNE BAHRMANN
 HOME FINANCING INDERS
 ITS SUCCESSORS AND/OR ASSIGNS
 FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK

LANDS W/T OF
 WILLIAM T. BEAULIEU
 AND
 BONNIE A. BEAULIEU
 L. 1355 P. 562

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L.S. 48508