

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

Applicant Number	<u>24-26</u>
Date Application Received	<u>8/20/24</u>
Hearing Scheduled Date	<u>9/11/24</u>
Application Fee	<u>\$ 100 - (pd)</u>
Approved Date	_____ Conditions (y/n) _____
Denial Date	_____ Withdrawn Date _____
Zoning Chairperson	_____

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

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:
Name: Nathan Johnson
EMAIL: nathangjohn@aol.com
Company: _____
Address: 60 Glenmore Road
Troy NY 12180
Phone: 518-380-0861

Property Owner:
Name: Nathan Johnson
EMAIL: nathangjohn@aol.com
Company: _____
Address: 60 Glenmore Road
Troy NY 12180
Phone: 518-380-0861

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

Lot Information

Street Address of Lot: 60 Glenmore Road Troy NY 12180

Parcel ID Number: 123.00-1-4 Zoning District: North Greenbush R3

Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N
 Existing: Lot Area 3 acres Frontage 274.23 Depth 499.16
 Set Backs: Front 10' Rear 20' Left 20' Right 20'
 Proposed: Lot Area 3 acres Frontage 274.23 Depth 499.16
 Setbacks: Front 10' Rear 20' Left 5' Right 20'

Type of Water Service: Town Type of Sanitary Disposal Town

Describe Existing Use:
Driveway & storage

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

Briefly describe the proposal:

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>Road</u>		
Rear	<u>Villages of North Greenbush</u>	<u>Stacy way Troy NY 12180</u>	<u>Residential</u>
Left	<u>Broad Piche</u>	<u>114 Glenmore road Troy NY 12180</u>	<u>Residential</u>
Right	<u>Road</u>	<u>54 Glenmore Road</u>	<u>Residential</u>
	<u>Mark & Victoria Goodell</u>	<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: accessory building
 (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
Lot Size:	3 acres 2.91 acres	2.91 acres 3 acres
Width at set back:	250'	250'
Front Setback:	10'	10'
Rear Setback:	20'	20'
Left Side Setback:	20'	5'
Right Side Setback:	20'	20'
Maximum Lot Coverage:	1200	1400 sq ft
Maximum Height:	20'	18'

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

- Number of Parking Spaces:
- Buffer:
- Units per Acre:

	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.

I am looking to build an accessory building to clean up the yard. Currently there are farming implements, a tractor, and several pallets of various materials laying in various places around the property. The new building will be fully enclosed & color matched to the house and will be used to cover all materials on the property.

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 setback on the left side of the house causes the space to be too narrow to house the size building requested. Also the slope of the land requires the building to be in that position.

3. Describe whether the requested Area Variance is substantial.

The variance should have no impact other than the required size & setback. No major construction will be performed other than an accessory building.

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

The proposed variance would serve to clean up the property and has no impact on the surrounding areas.

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

The difficulty is self-created in that ~~there~~ I require the materials on the property for personal use. I would like to maintain a clean property to increase value.

For Use Variance Applications, please complete the following:

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:

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:	Nathan Johnson's Accessory Building
Project Location (Describe, and attach a location map):	60 Glenmore Road Troy NY 12180 Project is an accessory building left of the house
Brief Description of Proposed Action:	Building an accessory building/garage to the left of my house to house my truck, tractor, & various materials
Name of Applicant or Sponsor:	Nathan Johnson
Telephone:	518-380-0861
E-Mail:	nathan.john@qol.com
Address:	60 Glenmore Road
City/PO:	Troy
State:	NY
Zip Code:	12180
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 Northgreen bush X
3. a. Total acreage of the site of the proposed action?	2.91 Acres
b. Total acreage to be physically disturbed?	.5 Acres
c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	2.91 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 X

a. A permitted use under the Zoning regulations? b. Consistent with the adopted comprehensive plan?	YES <input checked="" type="checkbox"/>	NO
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	YES <input checked="" type="checkbox"/>	NO
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 <input checked="" type="checkbox"/>
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?	YES	NO <input checked="" type="checkbox"/> <input checked="" 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:	YES	NO <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: <i>It is an accessory building with no waste water hookup</i>	YES	NO <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment: <i>It is an accessory building with no waste water hookup</i>	YES	NO <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? b. Is the proposed action located in an archeological sensitive area?	YES	NO <input checked="" type="checkbox"/> <input checked="" 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? 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:	YES	NO <input checked="" 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:	YES	NO <input checked="" 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?	YES	NO <input checked="" type="checkbox"/>
16. Is this project site located in the 100 year flood plan?	YES	NO <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?	YES	NO <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: <u>Nathan Johnson</u>		
Date: <u>8/8/2024</u>		
Signature: <u>[Signature]</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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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)