

**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	24-10
Date Application Received	3/28/24
Hearing Scheduled Date	4/10/24
Application Fee	\$1400.00 pd
Approved Date	Conditions (y/n)
Denial Date	Withdrawn Date
Zoning Chairperson	

Applicant:
Name: Michael Groff, PLS
EMAIL: mgroff@cmellp.com
Company: Creighton Manning Engineering, LLP
Address: 2 Winners Circle
 Albany, NY 12205
Phone: 518-813-3392

Property Owner:
Name: Dean Marotta
EMAIL: dean@rjvalente.com
Company: RA Momentum, LLC
Address: 1 Madison Street, Suite 300
 Troy, NY 12180
Phone: 518-528-4428

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

Lot Information 201, 202, 401, 402, 601, 602, 801, 802 Kristina Loop
 Street Address of Lot: 2201, 2202, 2401, 2402, 2601, 2602 Brianna BLVD.

Parcel ID Number: See attached list. 122.12-1-31, 32, 33, 34, 35, 36, 37, 38, 43, 44, 45, 46, 47, 48
 Zoning District: PDD

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

Existing: Lot Area ___ Frontage ___ Depth ___
 Set Backs: Front ___ Rear ___ Left ___ Right ___
 Proposed: Lot Area ___ Frontage ___ Depth ___
 Setbacks: Front ___ Rear ___ Left ___ Right ___

Type of Water Service: Public Type of Sanitary Disposal Public

Describe Existing Use:
 Single family town homes.

Type of Request: X Area Variance ___ Use Variance ___
 ___ Special Permit ___ Code Interpretation

Briefly describe the proposal:
 Reduce front yard setbacks from 30 ft. to 15 ft. to reduce rear lot grading.

Abutters- Adjacent Property Owners

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

	Name:	Address:	Property Use:
Front	RA Momentum, LLC		
Rear	RA Momentum, LLC		
Left	RA Momentum, LLC		
Right	RA Momentum, LLC		

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) Y

If yes, explain:

Lots on Casale Court front yard variances.

For any Area Variance Request, please complete the following:

Proposed use/construction: Single Family Town Home
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:	30 ft.	15 ft.
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:		

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.

This is a new development with no existing homes in this phase.

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 lots are small with steep slopes in the rear of the lots. Moving the buildings forward will reduce lot grading.

3. Describe whether the requested Area Variance is substantial.

The area variance is for multiple lots adjacent to each other. The homes will all have the same front yard setback.

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 variances will allow for less grading, tree removal, etc. that will help to minimize environmental impacts.

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

The topography of the site makes it difficult to construct attractive housing.

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:

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

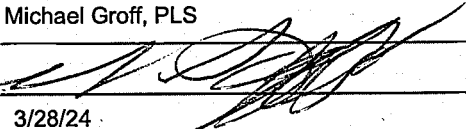
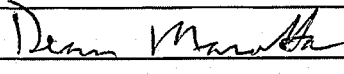
For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

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:	Michael Groff, PLS	RA Momentum, LLC
Signature:		
Date:	3/28/24	3/28/24

FEES as per Town Code Chapter 197:	
<i>Special Permits for a residential single parcel: \$50.00</i>	<i>Special Permit for non-residential parcel: \$150.00</i>
<i>Area Variance for a single residential parcel: \$100.00</i>	<i>Area Variance for a non- residential parcel: \$300.00</i>
<i>Use Variance for a single residential parcel: \$200.00</i>	<i>Use Variance for a non-residential parcel: \$500.00</i>
<i>Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications</i>	

617.20

Appendix B

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 Meadows, Phase 2

Project Location (Describe, and attach a location map):
Brianna Blvd. off of Route 4, Town of North Greenbush, NY

Brief Description of Proposed Action:
Area Variances to reduce front yard setbacks from 30 ft. to 15 ft.

Name of Applicant or Sponsor:
Creighton Manning Engineering, LLP

Telephone: 518-813-3392
E-Mail: mgroff@cmellp.com

Address:
2 Winners Circle

City/PO:
Albany

State:
NY

Zip Code:
12205

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: ZBA Area Variance	YES	NO
	X	

3. a. Total acreage of the site of the proposed action? N/A Acres
 b. Total acreage to be physically disturbed? N/A Acres
 c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? N/A 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. 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:	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? If no, describe method for providing wastewater treatment:	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?		N
b. Is the proposed action located in an archeological sensitive area?		N
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: Urban, Agricultural/grasslands, wetland	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)?

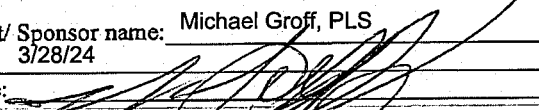
If yes, briefly describe _____

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)?	YES	NO
If yes, explain purpose and size: _____		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?	YES	NO
If yes, describe: _____		N

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	YES	NO
If yes, describe: _____		X

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/ Sponsor name: Michael Groff, PLS
 Date: 3/28/24
 Signature: 

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)

122.12-1-10	2018-47 Lot 197	301 Michael Ct
122.12-1-11	2018-47 Lot 198	302 Michael Ct
122.12-1-12	2018-47 pump station	3801 Charles Ln
122.12-1-13	2018-47 Lot 188	4001 Charles Ln
122.12-1-14	2018-47 Lot 187	4002 Charles Ln
122.12-1-15	2018-47 Lot 186	4201 Charles Ln
122.12-1-16	2018-47 Lot 185	4202 Charles Ln
122.12-1-17	2018-47 Lot 184	4401 Charles Ln
122.12-1-18	2018-47 Lot 183	4402 Charles Ln
122.12-1-19	2018-47 Lot 182	4601 Charles Ln
122.12-1-20	2018-47 Lot 181	4602 Charles Ln
122.12-1-21	2018-47 Lot 180	4801 Charles Ln
122.12-1-22	2018-47 Lot 179	4802 Charles Ln
122.12-1-23	2018-47 Lot 178	5001 Charles Ln
122.12-1-24	2018-47 Lot 177	5002 Charles Ln
122.12-1-25	2018-47 Lot 189	4302 Charles Ln
122.12-1-26	2018-47 Lot 190	4301 Charles Ln
122.12-1-27	2018-47 Lot 191	4102 Charles Ln
122.12-1-28	2018-47 Lot 192	4101 Charles Ln
122.12-1-29	2018-47 Lot 193	3902 Charles Ln
122.12-1-30	2018-47 Lot 194	3901 Charles Ln
122.12-1-31	2018-47 Lot 102	802 Kristina Loop
122.12-1-32	2018-47 Lot 101	801 Kristina Loop
122.12-1-33	2018-47 Lot 100	602 Kristina Loop
122.12-1-34	2018-47 Lot 99	601 Kristina Loop
122.12-1-35	2018-47 Lot 98	402 Kristina Loop
122.12-1-36	2018-47 Lot 97	401 Kristina Loop
122.12-1-37	2018-47 Lot 96	202 Kristina Loop
122.12-1-38	2018-47 Lot 95	201 Kristina Loop
122.12-1-39	2018-47 Lot 105	502 Kristina Loop
122.12-1-40	2018-47 Lot 106	501 Kristina Loop
122.12-1-41	2018-47 Lot 107	302 Kristina Loop
122.12-1-42	2018-47 Lot 108	301 Kristina Loop
122.12-1-43	2018-47 Lot 94	2602 Brianna Blvd
122.12-1-44	2018-47 Lot 93	2601 Brianna Blvd
122.12-1-45	2018-47 Lot 92	2402 Brianna Blvd
122.12-1-46	2018-47 Lot 91	2401 Brianna Blvd
122.12-1-47	2018-47 Lot 90	2202 Brianna Blvd
122.12-1-48	2018-47 Lot 89	2201 Brianna Blvd

122.12-2-1	2018-47 Lot 57	301 Casale Ct
122.12-2-2	2018-47 Lot 58	302 Casale Ct
122.12-2-3	2018-47 Lot 88	501 Casale Ct
122.12-2-4	2018-47 Lot 87	502 Casale Ct
122.12-2-5	2018-47 Lot 86	1301 Casale Ct
122.12-2-6	2018-47 Lot 85	1302 Casale Ct
122.12-2-7	2018-47 Lot 84	1701 Casale Ct