

**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	<u>24-14</u>
Date Application Received	<u>4/24/24</u>
Hearing Scheduled Date	<u>5/18/24</u>
Application Fee	<u>200</u> - (1d)
Approved Date	_____ Conditions (y/n) _____
Denial Date	_____ Withdrawn Date _____
Zoning Chairperson	_____

<b><u>Applicant:</u></b>		<b><u>Property Owner:</u></b>	
Name:	<u>Ryan Taylor and Kara Horton</u>	Name:	<u>Ryan Taylor and Kara Horton</u>
EMAIL:	<u>RTaylor1331@gmail.com</u>	EMAIL:	<u>RTaylor1331@gmail.com</u>
Company:	_____	Company:	_____
Address:	<u>14 Parkview Court</u> <u>Troy NY, 12180</u>	Address:	<u>14 Parkview Court</u> <u>Troy NY, 12180</u>
Phone:	<u>845-807-8297</u>	Phone:	<u>845-807-8297</u>

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

**Lot Information**

Street Address of Lot: Mammoth Spring Road

Parcel ID Number: 145.-10-17.2 Zoning District: AR

Irregular Shape of Lot ( Y or N ) No Corner Lot ( Y or N ) No

Existing: Lot Area 1 Acre Frontage 207.67 ft Depth 214.26 Ft.

Set Backs: Front 50 ft Rear 50 ft Left 50 ft Right 50 ft

Proposed : Lot Area 1 Acre Frontage 50 ft Depth 50 ft

Setbacks: Front 50 ft Rear 50 ft Left 50 ft Right 50 ft

Type of Water Service: Well Type of Sanitary Disposal Septic

Describe Existing Use:  
Vacant Land

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

Briefly describe the proposal:

We are seeking approval to build a single family home on a 1 acre lot. Currently the AR district requires a minimum of 2 acres to build on.

**Abutters- Adjacent Property Owners**

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

	<b><u>Name:</u></b>	<b><u>Address:</u></b>	<b><u>Property Use:</u></b>
Front	<u>MJSR Tech Valley Devel LLC</u>	<u>PO Box 51 Poestenkill NY 12140</u>	<u>Vacant Land</u>
Rear	<u>Mark Brooks</u>	<u>263 Mammoth Spring Road</u>	<u>Single family home</u>
Left	<u>Andrew McIntyre</u>	<u>251 Mammoth Spring Road</u>	<u>Single family home</u>
Right	<u>Mark Brooks</u>	<u>263 Mammoth Spring Road</u>	<u>Single family home</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:

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**For any Area Variance Request, please complete the following:**

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

	REQUIRED	PROPOSED
Lot Size:	2 Acres	1 Acre
Width at set back:	300 Ft.	200 Ft.
Front Setback:	50 ft	50 ft
Rear Setback:	50 ft	50 ft
Left Side Setback:	50 ft	50 ft
Right Side Setback:	50 ft	50 ft
Maximum Lot Coverage:	10 %	10 %
Maximum Height:	2	2

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 will be for a new home construction and there are many other new homes that have been built on the road. Our home will not be a detriment to any nearby properties and will not change the character of the neighborhood. The home will blend in with other single family homes on the road and we will keep it well maintained just like the other properties on the road.

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 lot size of 1 acre does not meet the current minimum requirements (2 acres) therefore we need the area variance in order to build a single family home. The single family home next door is currently on 1 acre of property, therefore we are sure that our home similar in size will fit the 1 acre lot.

3. Describe whether the requested Area Variance is substantial.

No, 1 acre of land for a single family home is not an unreasonable request, the home directly next door is on 1 acre.

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 will not have an adverse effect on the physical or environmental conditions of the neighborhood or district because the neighborhood is already a residential area with school bus traffic available when needed.

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

The existing 1 acre lot does not meet the current minimum zoning requirements.

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.

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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.

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**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:	<u>Ryan Taylor</u>	<u>Ryan Taylor + Kara Horton</u>
Signature:	<u>Ryan Taylor</u>	
Date:	<u>4/21/24</u>	

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

Project Location (Describe, and attach a location map):  
**Mammoth Spring Road**

Brief Description of Proposed Action:  
**Building a single family home on a 1 acre lot -  
 Current requirement for zoning is 2 acres.**

Name of Applicant or Sponsor: **Ryan Taylor** Telephone: **845-807-8297**  
 E-Mail: **rtaylor1331@gmail.com**

Address:  
**14 Parkview Ct.**

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
		X

3. a. Total acreage of the site of the proposed action? 1 Acres  
 b. Total acreage to be physically disturbed? 1 Acres  
 c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 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? b. Consistent with the adopted comprehensive plan?	YES	<input checked="" type="radio"/> NO
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input checked="" type="radio"/> NO
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	<input checked="" type="radio"/> NO <input checked="" type="radio"/> N <input checked="" type="radio"/> N
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 checked="" type="radio"/> YES	<input type="radio"/> NO
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	<input checked="" type="radio"/> YES	<input type="radio"/> NO
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	YES	<input checked="" type="radio"/> NO
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	<input checked="" type="radio"/> NO <input checked="" type="radio"/> N
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 altercations in square feet or acres:	YES	<input checked="" type="radio"/> NO <input checked="" type="radio"/> N
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:	YES	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> NO
16. Is this project site located in the 100 year flood plan?	YES	<input checked="" type="radio"/> NO
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	<input checked="" type="radio"/> NO

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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

Applicant/ Sponsor name: Ryan Taylor

Date: 4/21/24

Signature: R Taylor

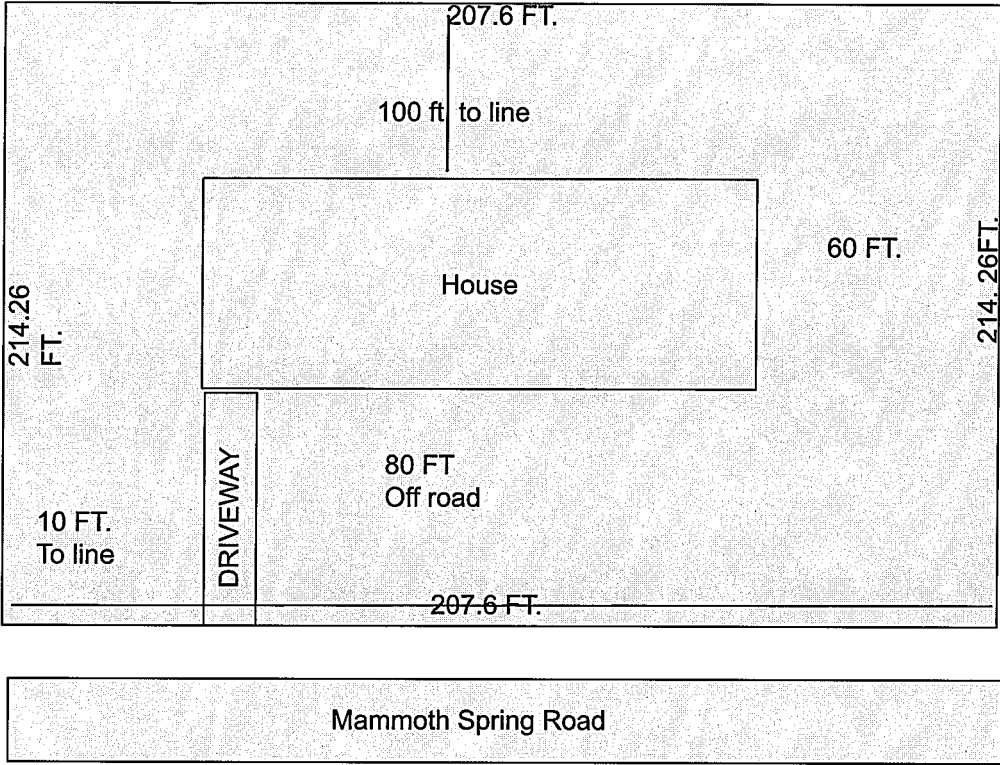
**Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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)



\*Measurements are approximate

