

TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309

The Zoning Board of Appeals of the Town of Niskayuna will conduct a regular meeting on WEDNESDAY, October 18, 2023 at 7:00 P.M. in the Town Board Meeting Room, Town Hall, One Niskayuna Circle, Niskayuna, New York to consider the following:

1. Appeal by Travis Meres for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 2824 Troy Schenectady Road, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to maintain a six (6) foot fence which exceeds the height limit allowed in the front and side yards. Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As constructed, a six (6) foot high fence is located in the front and side yards; therefore, a two (2) foot fence height variance is required.
2. Appeal by Leslie Gordon for a variance from Section 220-13, Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1817 Hillside Avenue, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to maintain a twelve (12) square foot free-standing sign, which exceeds the size limit allowed. Section 220-13, Schedule I-C permits 1 permanent sign not to exceed two (2) square feet. The sign is twelve (12) square feet; therefore, a ten (10) square foot sign area variance is required.
3. Appeal by Liam Dunn and Rebecca Backstrom for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 3415 Le Roy Street, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to replace and add to a six (6) foot high fence which exceeds the height limit in the front and side yards. The property is a corner lot. As defined, it has front yards along Le Roy Street and Fillmore Avenue. **Fence:** Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As proposed, a six (6) foot high fence will be located in the front yard along Fillmore Avenue and in a side yard. Therefore, a two (2) foot fence height variance is required.

NEXT MEETING: November 15, 2023 at 7 PM

TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
Meeting Minutes
September 20, 2023

Members Present: John Hoke, Chairperson
Nicolas Ltaif
Erik Dollman
Katrina Pacheco
Joey Gentile
Richard Greene
Patrick Antonikowski
Also Present: Laura Robertson, Town Planner
Alaina Finan, Town Attorney

A. Roll Call

Vincent Daly was absent/excused.

B. Minutes

The minutes from the July 19th meeting were presented. Mr. Dollman placed a motion to approve the minutes. Ms. Pacheco seconded the motion.

The Board vote voted to approve the July minutes with a vote of 5-0 and 2 abstentions.

Mr. Ltaif	Abstain
Mr. Dollman	Aye
Ms. Pacheco	Aye
Mr. Gentile	Aye
Mr. Greene	Aye
Mr. Antonikowski	Abstain
Chairperson Hoke	Aye

The minutes for the August 16th meeting were presented. Ms. Pacheco placed a motion to approve the minutes. Mr. Ltaif seconded the motion.

The Board vote voted to approve the August minutes with a vote of 6-0 and 1 abstention.

Mr. Ltaif	Aye
Mr. Dollman	Abstain
Ms. Pacheco	Aye
Mr. Gentile	Aye
Mr. Greene	Aye
Mr. Antonikowski	Aye
Chairperson Hoke	Aye

C. Cases

1. Appeal by Bradley Hays for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 2033 Morrow Road, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to maintain a six (6) foot fence which exceeds the height limit allowed in the side yard. Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards to be four (4) feet. As constructed, a six (6) foot high fence is located in the side yard; therefore, a two (2) foot fence height variance is required.

Eighteen (18) notices were mailed. Zero responses were received.

Bradley Hays, owner was present. He noted he purchased the home in November 2016 and the fence existed as is. He noted he did not realize the fence was installed without a permit and did not meet code. He has maintained the fence as is. He commented that the neighbor's need for replacement fencing brought all the issues to light. He hopes to keep the fence in place as installed. He noted he has an athletic dog who is social and wants to greet everyone who walks down the street.

Chairperson Hoke noted that the neighbor's 6' fence was denied and is being replaced with a 4' fence. Mr. Hays stated it has not been changed yet but the materials are on the property. The neighbor does have a new 6' fence installed along the property line from the back corner of the house. Mr. Hays presented a series of images of other tall fences in the neighborhood. Chairperson Hoke noted that these samples appear to comply with Code by starting at the rear corner of the house. Chairperson Hoke noted that the fence would comply with Code if it were to be moved to the back corner of the house. In its current location, the issue of the dog jumping a 4' fence will still exist since the neighbor's appeal for a 6' fence was denied and they plan to install a 4' fence.

Mr. Greene asked if the applicant received a quote to move the fence. Mr. Hays stated that he priced raw materials for 4' fencing and the cost was about \$800. Mr. Greene asked if he inquired about the cost of moving the 6' fence to the rear corner of the home. Mr. Hays stated he did not get an estimate.

Ms. Pacheco asked if the back corner of his house was in line with the rear corner of the neighbor's home. Mr. Hays stated they were not and noted there was several feet difference. Ms. Pacheco suggested that moving the fence to align with the neighbor's 6' fence would give the applicant the benefit and reduce the variance request. Mr. Hays noted that the cost involved is not only a factor of the fencing but also landscaping that currently exists.

Ms. Pacheco asked how the dog will be controlled after the neighbor reduces the side yard fencing. Mr. Hays noted that the dog is more interested in the street than the side yard.

Mr. Ltaif asked if the applicant had an idea when the fence was originally installed. Mr. Hays noted that through google maps history he discovered there was no fence in 2011 but there was a fence when they moved there in 2016, so he said it had to have been in that 5-year timeframe. Mr. Ltaif asked if the top of the fence can be removed since the solid portion complies with Code. Mr. Hays stated he did not look at the fence too closely so he is uncertain if the top can be removed. Mr. Ltaif asked how far the side door was from the fence. Mr. Hays stated it was 3-4 feet away. Mr. Ltaif asked if this door was the only access to the rear yard. Mr. Hays stated they have a sliding glass door to their porch which allow them to access the rear yard.

Mr. Greene asked if the applicant spoke with the neighbors across the street. Mr. Hays stated he did and noted they did not present any objections to the fence as installed. Mr. Greene asked if the applicant spoke to the direct neighbor. Mr. Hays stated he did and they supported him and they felt bad that their request for replacement fencing has led to the applicant's problems.

85 Ms. Pacheco asked what would happen if the variance was not granted. Ms. Robertson stated the applicant
86 would need to reduce the fence to 4' in its current location or move the 6' fence to the rear corner of his
87 house. Ms. Pacheco asked if the applicant wished to amend the application. Mr. Hays stated he did not.

89 Chairperson Hoke asked if there was anyone in the audience who wished to speak. Hearing none, he asked
90 for a motion on this case.

91 Mr. Gentile place a motion to grant the variance based on the fact that the fence has been in place for years
92 and no negative comments have been received.

94 Upon voting, the motion was denied 1-6. The variance was denied.

95 Mr. Ltaif Nay
96 Mr. Ltaif voted against the motion. He noted he did not want to set a precedent for allowing 6' fencing in
97 the side yard installed without a permit and then approved.

98 Mr. Dollman Aye

99 Mr. Dollman voted for the motion. He noted the benefit can be achieved by alternate means but the cost

100 savings could not. He didn't believe the fence created an undesirable change in the neighborhood because

101 it has been in place for many years. He noted the request is substantial. He noted there is no environmental

102 impact. He noted this is one of the rare cases where he feels the issue is not self-created.

Ms. Pacheco Nay
Ms. Pacheco voted against the motion. She noted there are other ways to achieve the benefit. She noted that it is an undesirable change in the neighborhood because she did not find any other houses with a 6' fence in the side yard. She noted it was substantial. She agreed that there were no environmental effects.

107 Mr. Gentile Nay
108 Mr. Gentile voted against the motion. He agreed with the reasons already stated and the fact that variances
109 live on the with property.

110 Mr. Greene Nay
111 Mr. Greene voted against the motion for the reasons stated by Mr. Ltaif and Ms. Pacheco.

112 Mr. Antonikowski Nay
113 Mr. Antonikowski voted against the motion for the reasons stated. He noted that there are alternate means
114 to achieve the goal. He noted the request is substantial.

Chairperson Hoke Nay
Chairperson Hoke voted against on the motion. He noted he was sympathetic to the cost associated with moving the fence which he did consider. He noted there are other feasible means to accomplish the goal with a cost involved. He noted the Code has provisions limiting the location of 6' fencing. That in and of itself leads to an undesirable change in the neighborhood. He noted the variance is substantial. He noted the fence does not create any negative environmental effects. He stated the situation is not self-created.

121 2. Appeal by Matthew Conboy for a variance from Section 220-4, Section 220-18 A (2) and Section 220-
122 25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1854

Union Street, Niskayuna, New York, located in the R-1 Low Density Residential Zoning District. The denial is to maintain a garage which would be located in the front yard after the proposed lot line adjustment with 1900 Union Street and to maintain a six (6) foot fence which exceeds the height limit allowed in the front yard after the proposed lot line adjustment with 1900 Union St. Section 220-4 defines through lots as having two 'fronts or frontages.' As proposed, the lot line adjustment will result in 1854 Union St. becoming a through lot as it is oriented between Union St. and NYS Route 7. Section 220-18 A (2) states that accessory structures are not permitted in the front yard of any lot. After the lot line adjustment, the garage would be located in the front yard between the house and NYS Route 7; therefore, a variance from this section is required. Section 220-25 B (1) (a) states that for fences located in the front yard and side yard, the maximum height shall be four (4) feet. After the lot line adjustment, the six (6) foot high fence would be located in the front yard between the house and NYS Route 7; therefore, a two (2) foot height variance from this section is required.

Five (5) notices were sent out. Zero responses were received. The Planning Board recommended the ZBA grant the variances by a vote of 7-0.

Matthew Conboy, owner, was present. Glenn Forman, 1900 Union Street, was also present. Mr. Conboy stated that Mr. Forman was selling his land and offered some land to him before the sale. Mr. Conboy liked the idea because of the added land and the ability to have a 2nd driveway. He noted that the Route 7/Crosstown Arterial is a controlled access road. New York State will not allow access to the roadway from the adjoining lands. He noted he does not believe this case needed to go to the Zoning Board because he could never access Route 7 from his 'rear' yard (which is being designed by the Zoning Enforcement Officer as a second front yard). He noted the garage has been on the land for many years. He noted a 6' fence has also been on the property for many years. It runs along the property line and block his land from the church parking lot and children's play area.

Chairperson Hoke asked why Route 7 is considered a front yard by Town Code. Ms. Robertson replied that Town Code does not differentiate the type of street when determining frontage and it can be an improved street, a limited access street, or a paper street that could never be built. They are all considered frontage which designates the yard area to them be front yard.

Chairperson Hoke asked if the applicant is requesting the Board make an interpretation that Route 7 does not constitute a front yard. Ms. Robertson stated the applicant has requested that the Board make that determination because Mr. Conboy has shown interest in developing his yard further with the possibility of adding a pool which would need variances in the future if the property were determined to have two front yards.

Ms. Robertson read the Town Code definition of frontage into the record: "FRONT OR FRONTAGE: the length of any lot line or building which abuts an existing or proposed street right-of-way; corner lots and through lots have two 'fronts' or 'frontages'." Chairperson Hoke noted the definition is pretty clear. He stated the Board can interpret the code but cannot amend the code. He asked Attorney Finan if they Board was even allowed to interpret a clear and unambiguous portion of code. Ms. Finan said the Board does not have the ability to interpret the code if there is not any vagueness to it – but they could make a recommendation to the Planning Board to look at changing it with their next round of code amendments. Chairman Hoke stated the Board has heard his own and Attorney Finan's position on the matter and asked if any members of the Board wished to further discuss anything about the interpretation of the existing code request so that a variance would not be necessary now and in the future for this property. Hearing no further discussion, Chairman Hoke stated the Board would now look at the request for the area variance.

Chairperson Hoke noted that the Planning Board considered an alternate plan where Mr. Forman retains a small section of land along Route 7 which would allow Mr. Conboy to gain additional land but not have the issues of a frontage along Route 7. He noted the Planning Board did not like this option because it

169 created a lot that did not conform with the comprehensive plan. He summarized that the requested variances
170 are for structures existing on the land and that will not be in compliance as a result of the land exchange.
171 Mr. Conboy agreed.

172 Mr. Ltaif asked if the applicant considered keeping the additional land as a separate lot. Ms. Robertson
173 stated that breaking off the land as a subdivision doesn't conform with Town Code (the frontage on Union
174 Street is not 100 feet). She noted that 1854 Union Street does not have 100 feet frontage on Union Street so
175 the lot line adjustment brings this lot closer in conformance with the R-1 zoning district.

176 Mr. Greene asked if Mr. Conboy currently backs out of his driveway onto Union Street. Mr. Conboy stated
177 that behind the house there is a large area of blacktop that allows him to turn around so he doesn't need to
178 back out onto Union Street. The additional land will give him another driveway so he can convert everything
179 to a horseshoe driveway. Mr. Greene asked if most of the neighbors have double driveways. Mr. Conboy
180 agreed that they do.

181 Chairperson Hoke asked if there was anyone in the audience who wished to speak.

182 Mr. Forman noted he bought his land in 1986 and showed how he has a chunk of land on the other side of
183 Route 7 which he can't do anything with. He noted he had many discussions with NYS about access to the
184 land and learned he had no access but enjoys the densely forested woods that the land locked parcel now
185 is.

186 Chairperson Hoke asked if there was anyone else in the audience who wished to speak. Hearing none, he
187 asked for a motion on this case.

188 Ms. Pacheco placed a motion to grant the variances as written. She noted there was no alternative available.
189 She noted the variances did not create an undesirable change in the neighborhood since the surrounding
190 neighbors also have the same frontage issue along Route 7. She noted the request is substantial but the
191 Board is working with the Code definition of Frontage (not the usability of the frontage) and this does not
192 affect her decision on the variances. She noted the request does not create any environmental challenges.
193 She noted the need for the variance is not self-created and that the Planning Board believes this is the best
194 option available for the lot line adjustment.

195 Mr. Dollman seconded the motion.

196 Upon voting, the motion was granted by a vote of 7-0.

197 Mr. Ltaif Aye
198 Mr. Ltaif voted for the motion.

199 Mr. Dollman Aye
200 Mr. Dollman voted for the motion for the reasons stated.

201 Ms. Pacheco Aye
202 Ms. Pacheco voted for the motion.

203 Mr. Gentile Aye
204 Mr. Gentile voted for the motion for the reasons stated.

205 Mr. Greene Aye
206 Mr. Greene voted for the motion for the reasons stated.

207 Mr. Antonikowski Aye
208 Mr. Antonikowski voted for the motion for the reasons stated.

209 Chairperson Hoke Aye
210 Chairperson Hoke voted for the motion for the reasons stated. He clarified that there was an alternative but
211 that the alternative proposed did not comply with the Comprehensive Plan and was not recommended by
212 the Planning Board.

213 Chairperson Hoke asked if there was any business the Board wished to discuss. Ms. Finan stated that she
214 did some research into whether or not the Board could condition an area variance approval on the applicant
215 agreeing to a timetable for removal in the future (i.e. the fence could exist as 6 feet now but would need to
216 be reduced to 4 feet the next time it was replaced). She noted the Board should not condition variances with
217 a timetable like that because if the Board reviews the legal criteria and finds the fence is acceptable – the
218 variance should be granted and run with the land. If the Board reviews their criteria and finds the fence is
219 not acceptable, the variance should be denied and no exception should be made for it to stand for any
220 amount of time because the Board has sympathy for the situation that the applicant is in. She stated this
221 would be her position on the question moving forward. Mr. Greene thanked Council for that clarification.

222 Ms. Robertson announced in-person training available to the Board members on October 20th at HVCC.

223 Hearing no other discussion items, Chairperson Hoke asked for a motion to adjourn.

224 Mr. Greene placed a motion to adjourn. Mr. Dollman seconded the motion. All were in favor. The meeting
225 was adjourned at 8:15 p.m.

**TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
(518) 386-4530**

October 6, 2023

TO WHOM IT MAY CONCERN:

A regular meeting of the Zoning Board of Appeals will be held on:

DATE: October 18, 2023

TIME: 7:00 P.M.

PLACE: Town Hall, One Niskayuna Circle, Niskayuna, New York

AT THIS TIME THE BOARD WILL CONSIDER THE REQUEST OF:

Appeal by Travis Meres for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 2824 Troy Schenectady Road, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to maintain a six (6) foot fence which exceeds the height limit allowed in the front and side yards.

Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As constructed, a six (6) foot high fence is located in the front and side yards; therefore, a two (2) foot fence height variance is required.

A copy of the permit application and appeal is available for inspection at the Niskayuna Building Department in the Niskayuna Town Office Building and will be available at the public hearing. A copy of the agenda packet for the above referenced meeting date, which will include information for this variance request, will be available online after 5pm the Friday before the meeting at <https://www.niskayuna.org/node/1606/agenda/2023>.

IF YOU WISH TO EXPRESS AN OPINION REGARDING THE PROPOSED CHANGE, YOU MAY DO SO AT THE ABOVE-MENTIONED TIME AND PLACE. IF YOU CANNOT BE PRESENT, YOU MAY REQUEST A VIRTUAL LOGIN TO THE MEETING BY EMAILING LRobertson@Niskayuna.org OR CALLING 518-386-4531 OR YOU MAY SET FORTH YOUR APPROVAL OR OBJECTION IN A LETTER WHICH WILL BE MADE PART OF THE PERMANENT RECORD.

ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS
Application and Procedures For A Variance

Case No.	_____
Date Rece'd BA	_____
Date Hearing	_____
Date Action	_____
Ref. P.B.	_____ Date _____
Ref. County	_____ Date _____

TO: ZONING BOARD OF APPEALS

FROM: Travis Meres

RE: Property at 2824 Troy Schenectady Road, Niskayuna, NY

I, Travis Meres, the (owner) (agent of the owner) of the property located at 2824 Troy Schenectady Road, Niskayuna, NY in the Town of Niskayuna, New York, hereby petition the Zoning Board of Appeals to review the decision of the Zoning Enforcement Officer on the above-referenced application and to grant a variance from Section(s) of the Zoning Ordinance in order to permit the proposed construction shown on the accompanying drawings.

I, also certify that I have provided the items listed below as required documents in my application for a variance before the Zoning Board of Appeals. I further acknowledge that omission of any of these items may result in delay in the Board's hearing of my application.

CHECKLIST OF REQUIRED ITEMS

NA One (1) copy of plot plans

NA One (1) copy of construction plans, if applicable

☐ Appeal fee (see application procedures for details)

☐ Appeal statement (see application procedures for details)

NA Short Environmental Assessment Form, Project Information, as applicable for use variance

NA Additional information as specified by the Zoning Enforcement Officer

Signature of Agent: Travis Meres Date 9/10/23

Signature of Owner (if different from Agent) [Signature]

Telephone Number: 518-542-1608

Email Address: ZONE8820@gmail.com

For an area variance: Before an area variance can be granted, State Law requires that the ZBA take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

Plant trees but it would take too long for them to grow.

2. Whether the granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

No neighbors on that side. There are other side and front yard 6' fences on Route 1.

- 3 Whether the variance is substantial. The requested variance is not substantial for the following reasons:

It's not substantial because we're only asking for a 2' variance.

- 4 Whether the variance will have adverse physical or environmental effects on the neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

It's a wood fence. We did not use vinyl. We are right by the woods.

- 5 Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

The traffic goes very fast on Route 7. For the safety of my two year old who is watched by her grandparents she tends to climb alot and it goes up a slight hill thats why I used a 6' fence.

DRIVEWAY

side wall

PORCH

House

parking

BARN

FENCE

40'

72'

tree line
pitch

Received
JUL 20 2023
Niskayuna Building Dept.



Thomas J. Cannizzo
Building Inspector

TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4556
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 2824 Troy Road

Application Date: 7/20/23

Travis Meres
2824 Troy Road
Niskayuna, NY 12309

Dear Sir:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain a six (6) foot fence on the property noted above has been denied by reason of Section 220-25 B (1) (a) of the Zoning Ordinance. The property is located in the R-2: Medium Density Residential Zoning District.

Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As constructed, a six (6) foot high fence is located in the front and side yards; therefore, a two (2) foot fence height variance is required.

Under the provisions of Section 220-69 of the Zoning Ordinance of the Town of Niskayuna you may appeal this decision to the Zoning Board of Appeals and the undersigned within 60 days.

7/21/23
Date


Zoning Enforcement Officer



TOWN OF NISKAYUNA

APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4556
Email: building@niskayuna.org

Application # 623-404

Received

JUL 20 2023

Niskayuna Building Dept.

APPLICATION IS HEREBY MADE to the Town of Niskayuna Building Department for the issuance of a building and zoning permit pursuant to Town Code, the NYS Uniform Code, and the NYStretch Energy Code. Application is hereby made for the construction of new buildings and accessory structures, additions and alterations to all buildings and structures, signage installation, drainage, excavation, fill and grading work, and replacement, removal and demolition projects, as herein described. The Applicant or Owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on this application which are part of these requirements, and will also allow or arrange for inspectors to enter the premises for inspections.

BUILDING SITE ADDRESS 2824 Troy - Schenectady rd
DESCRIBE WORK APPLIED FOR Fence 6'

ESTIMATED VALUE OF ALL WORK (labor and materials):

TOTAL \$ \$1,000

Please submit three copies of the plans with this application.

APPLICANT Travis meres DAY PHONE 518-542-1608

CHECK ONE: ☐ CONTRACTOR

☐ HOMEOWNER

☒ OTHER (explain) SON

ADDRESS 2824 Troy Schenectady rd Apt 2

CITY Niskayuna STATE NY ZIP 12309

EMAIL ADDRESS Zone 8820@gmail.com

CONTRACTOR _____ DAY PHONE _____

ADDRESS _____

CITY _____ STATE _____ ZIP 518-542-1608

Note: Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

PROPERTY OWNER Keith meres DAY PHONE 518-542-1608

ADDRESS (if different than above) 2824 Troy - Schenectady rd Apt 1 L

CITY Niskayuna STATE NY ZIP 12309

EMAIL ADDRESS _____

PLEASE SIGN Page 2

Section 75-5 B of the Code of the Town of Niskayuna requires that where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner or applicant that the proposed work is authorized by the owner and that the applicant is authorized to make such application.

Applicants who are the owners of the property DO NOT need to have this application notarized. Non-owner applicant's notarized signature affirms adherence to the Code.

The applicant has reviewed and fully understands the requirements and conditions of this application. The undersigned hereby swears that the information provided on this application is true, correct and accurate.

Sworn to me on this 20 day of July, 2023

Linda M Sciocchetti
Notary Public, State of New York
Qualified in Schenectady County
No. 01SC6329397
Commission Expires Aug. 24, 2027

Travis Meece
Signature of Applicant

Travis Meece
Printed Name

7/20/23
Date

Linda M Sciocchetti
Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS _____

KNOWN EASEMENTS: _____ WATER _____ SEWER _____ DRAINAGE _____ OTHER

PERMIT FEE DUE \$ _____ BASED ON _____

COMMENTS _____

REQUIRED INSPECTIONS:

- _____ 1. INITIAL SOIL EROSION CONTROL
- _____ 2. FOOTING FORMS AND REINFORCING PRIOR TO POURING OF CONCRETE
- _____ 3. FOUNDATION LOCATION PROVIDED AND STONE DRIVEWAY BASE INSTALLED PRIOR TO FOUNDATION INSPECTION
- _____ 4. FOUNDATION WALL AND DRAIN TILE INCLUDING LATERAL PRIOR TO BACKFILLING
- _____ 5. FIREPLACE INSPECTION AT BOX AND AT HALF STACK
- _____ 6. ROUGH PLUMBING
- _____ 7. ROUGH ELECTRICAL
- _____ 8. ROUGH FRAMING INSPECTION INCLUDING TRUSS CERTIFICATES AND ROUGH GRADING ESTABLISHED
- _____ 9. INSULATION INCLUDING PROPER VENTILATION
- _____ 10. FINAL PLUMBING
- _____ 11. FINAL ELECTRICAL
- _____ 12. FINAL BUILDING INSPECTION
- _____ 13. FINAL GRADING
- _____ 14. FINAL STABILIZATION (SEC)
- _____ 15. (ADDITIONAL INSPECTIONS) _____

APPROVED BY _____

DATE _____

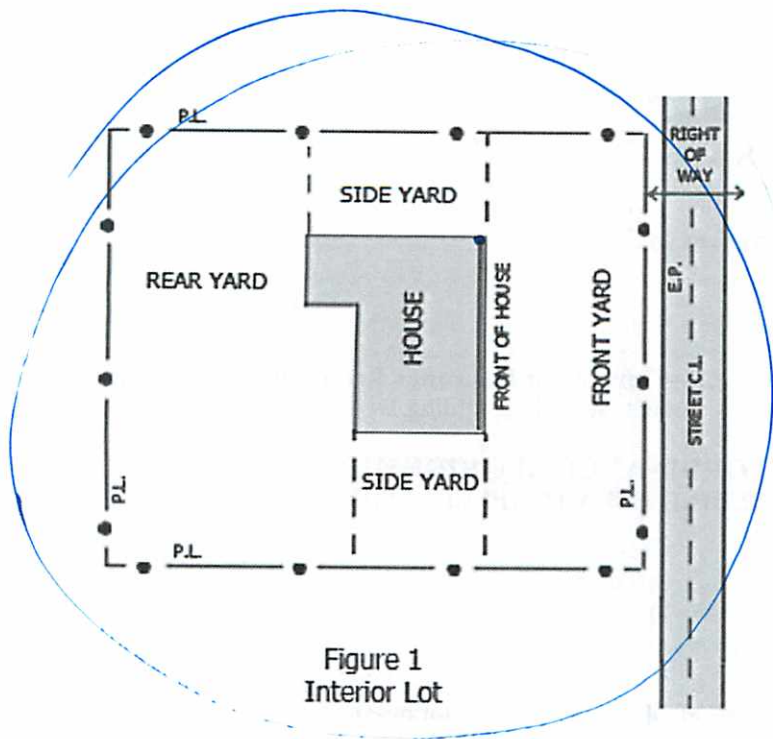


Figure 1
Interior Lot

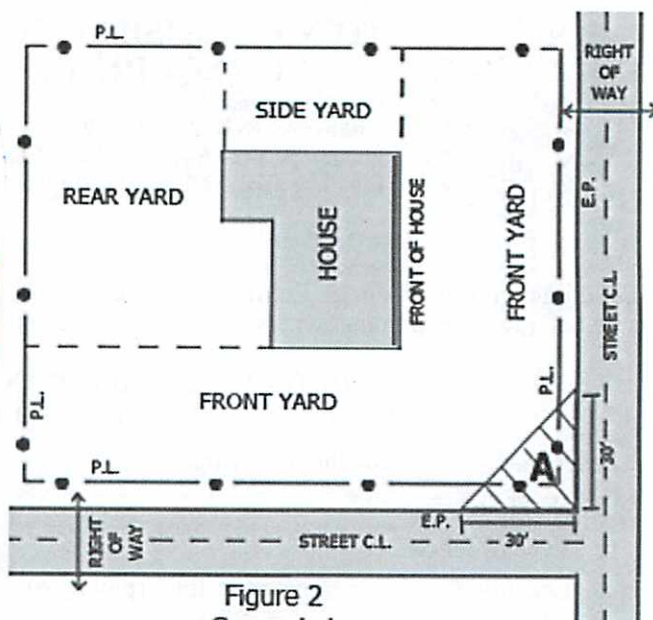


Figure 2
Corner Lot

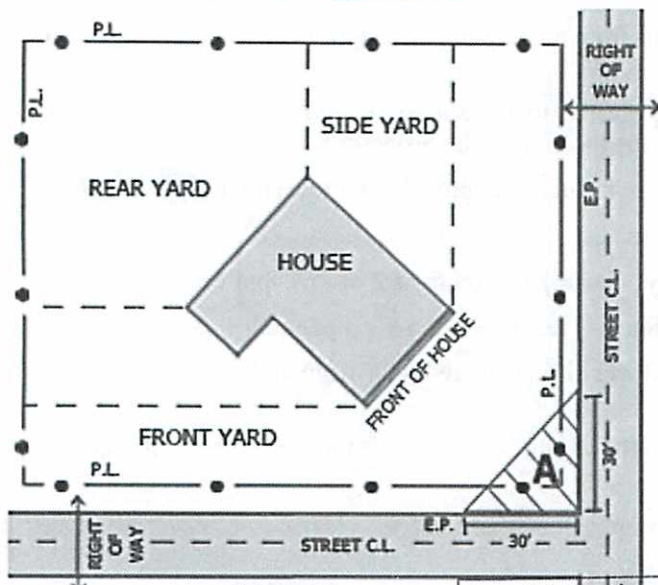


Figure 3
Corner Lot

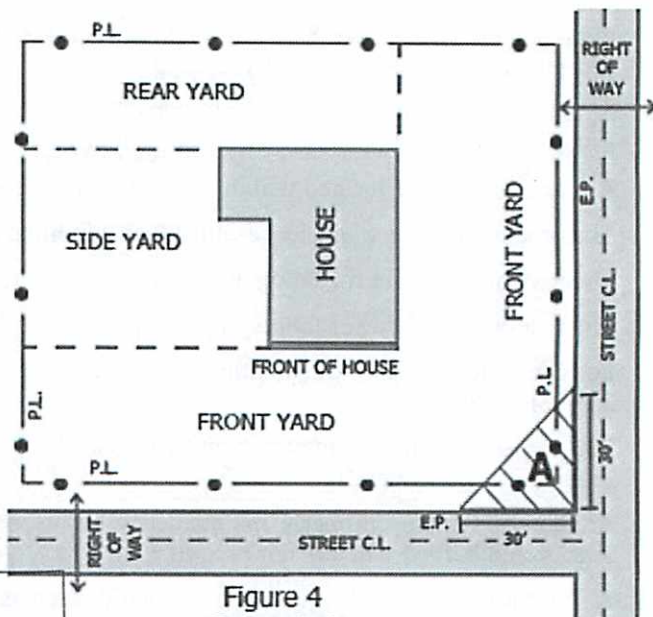


Figure 4
Corner Lot

Received
JUL 20 2023
Niskayuna Building Dept.

Property Address 2824 Troy Schenectady Rd

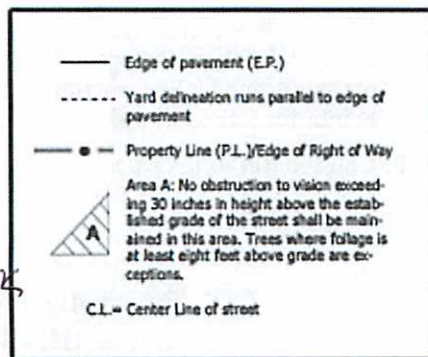
Are there any other accessory structures on the Property?

Fence	yes	<input checked="" type="radio"/> no
Shed	<input checked="" type="radio"/> yes	<input type="radio"/> no
Swimming Pool	yes	<input type="radio"/> no
Other	yes	<input type="radio"/> no

height
size 30x20
size
size

old
barn
in back
of
house

Signature: [Signature]



DRIVEWAY

side wall

PORCH

House

parking

BARN

FENCE

40'

72'

tree line
ditch

Received
JUL 20 2023
Niskayuna Building Dept.

2824 Troy Schenectady Rd 2



Troy Schenectady Rd

2824

2832

2842

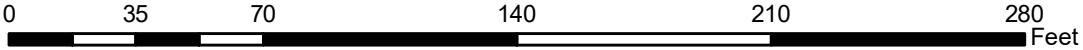
2836

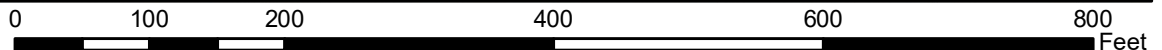
884

2824

2832

884





**TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
(518) 386-4530**

October 6, 2023

TO WHOM IT MAY CONCERN:

A regular meeting of the Zoning Board of Appeals will be held on:

DATE: October 18, 2023

TIME: 7:00 P.M.

PLACE: Town Hall, One Niskayuna Circle, Niskayuna, New York

AT THIS TIME THE BOARD WILL CONSIDER THE REQUEST OF:

Appeal by Leslie Gordon for a variance from Section 220-13, Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1817 Hillside Avenue, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to maintain a twelve (12) square foot free-standing sign, which exceeds the size limit allowed.

Section 220-13, Schedule I-C permits 1 permanent sign not to exceed two (2) square feet. The sign is twelve (12) square feet; therefore, a ten (10) square foot sign area variance is required.

A copy of the permit application and appeal is available for inspection at the Niskayuna Building Department in the Niskayuna Town Office Building and will be available at the public hearing. A copy of the agenda packet for the above referenced meeting date, which will include information for this variance request, will be available online after 5pm the Friday before the meeting at <https://www.niskayuna.org/node/1606/agenda/2023>.

IF YOU WISH TO EXPRESS AN OPINION REGARDING THE PROPOSED CHANGE, YOU MAY DO SO AT THE ABOVE-MENTIONED TIME AND PLACE. IF YOU CANNOT BE PRESENT, YOU MAY REQUEST A VIRTUAL LOGIN TO THE MEETING BY EMAILING LRobertson@Niskayuna.org OR CALLING 518-386-4531 OR YOU MAY SET FORTH YOUR APPROVAL OR OBJECTION IN A LETTER WHICH WILL BE MADE PART OF THE PERMANENT RECORD.

ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS
Application and Procedures For A Variance

Case No.	_____
Date Rece'd BA	_____
Date Hearing	_____
Date Action	_____
Ref.P.B.	_____ Date _____
Ref. County	_____ Date _____

TO: ZONING BOARD OF APPEALS

FROM: Leslie's home Daycare (Leslie G. Gordon)

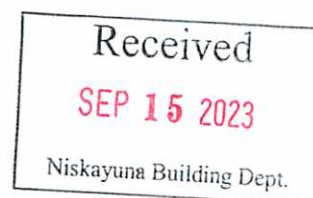
RE: Property at 1817 Hillside Ave

I, Leslie G. Gordon, the (owner) (agent of the owner) of the property located at 1817 Hillside Ave Niskayuna NY 12309 in the Town of Niskayuna, New York, hereby petition the Zoning Board of Appeals to review the decision of the Zoning Enforcement Officer on the above-referenced application and to grant a variance from Section(s) of the Zoning Ordinance in order to permit the proposed construction shown on the accompanying drawings.

I, also certify that I have provided the items listed below as required documents in my application for a variance before the Zoning Board of Appeals. I further acknowledge that omission of any of these items may result in delay in the Board's hearing of my application.

CHECKLIST OF REQUIRED ITEMS

- ☒ One (1) copy of plot plans
- ☒ One (1) copy of construction plans, if applicable
- ☐ Appeal fee (see application procedures for details) \$ 100.00
- ☐ Appeal statement (see application procedures for details)
- ☒ ~~NA~~ Short Environmental Assessment Form, Project Information, as applicable for use variance
- ☒ ~~NA~~ Additional information as specified by the Zoning Enforcement Officer



Signature of Agent: LG-G Date 09-15-23

Signature of Owner (if different from Agent) _____

Telephone Number: 518 419 7816

Email Address: leslie.gsella.gordon@gmail.com

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

The sign have a huge impact on my business because the sign will bring me the clientele I need to thrive. The lawn is always neat and the design looks modern therefore people get a hint that the inside is well put together

4. Whether the variance will have adverse physical or environmental effects on the neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

absolutely not. The neighbors feel safer knowing that there is a registered business regarding children in the neighborhood. new tenants also see it as something safe and positive for the community

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

NO

Received

SEP 15 2023

Niskayuna Building Dept.

Received

SEP 15 2023

Niskayuna Building Dept.

For an area variance: Before an area variance can be granted, State Law requires that the ZBA take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

I designed it to be 12 ft. long so people can see it as my house is deep into the alley far from the main street. I do not live on the main street and my street is not very trafficked. I am on a corner street so I need it to be very ~~vis~~ visible.

2. Whether the granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

NO. No one has complained and it's a nice design, handmade by a handy man, creative, colorful, modern, and not so crowded. It has Leslie's home daycare and my phone number. My neighbors actually complement the sign.

11:34



5G



PROVIDENCE AVE

PROVIDENCE AVE



3D

Posición
my
Sing

PAWTUCKET AVE

HILLSIDE AVE

HILLSIDE AVE

1846
Hillside Ave

18°
ICA 17

Received

SEP 15 2023

Niskayuna Building Dept.

Buscar en Mapas

LG



Received

SEP 15 2023

Niskayuna Building Dept.



Thomas J. Cannizzo
Building Inspector

TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4556
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 1817 Hillside Avenue

Application Date: 6/5/23

Leslie Gordon
1817 Hillside Avenue
Niskayuna, NY 12309

Dear Madam:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain a twelve (12) square foot free-standing sign on the property noted above has been denied by reason of Section 220-13, Schedule I-C of the Zoning Ordinance. The property is located in the R-2: Medium Density Residential Zoning District.

Section 220-13, Schedule I-C permits 1 permanent sign not to exceed two (2) square feet. The sign is twelve (12) square feet; therefore, a ten (10) square foot sign area variance is required.

Under the provisions of Section 220-69 of the Zoning Ordinance of the Town of Niskayuna you may appeal this decision to the Zoning Board of Appeals and the undersigned within 60 days.

7/6/23
Date

[Signature]
Zoning Enforcement Officer

1/20 for 76A (signature)

Application # B23-299



TOWN OF NISKAYUNA

APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle

Niskayuna, New York 12309

Phone: 518-386-4522 Fax: 518-386-4592

Email: building@niskayuna.org

APPLICATION IS HEREBY MADE to the Town of Niskayuna Building Department for the issuance of a building and zoning permit pursuant to Town Code and the New York State Uniform Fire Prevention and Building Code. Application is hereby made for the construction of new buildings and accessory structures, additions and alterations to all buildings and structures, signage installation, drainage, excavation, fill and grading work, and replacement, removal and demolition projects, as herein described. The Applicant or Owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on this application which are part of these requirements, and will also allow or arrange for inspectors to enter the premises for inspections.

BUILDING SITE ADDRESS 1817 HILLSIDE AVENUE, NISKAYUNA, NY 12309

DESCRIBE WORK APPLIED FOR HOME OCCUPATION APPLICATION FOR CHILDCARE

ESTIMATED VALUE OF ALL WORK (labor and materials):

TOTAL \$ 0.00

Please submit three sets of plans with this application.

APPLICANT LESLIE GORDON

DAY PHONE (518) 419-7816

CHECK ONE:



CONTRACTOR



HOMEOWNER



OTHER (explain) _____

ADDRESS 1817 HILLSIDE AVENUE

CITY NISKAYUNA

STATE NY

ZIP 12309

EMAIL ADDRESS _____

CONTRACTOR N/A

DAY PHONE _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

Note: Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

PROPERTY OWNER ALEJANDRO GORDON

DAY PHONE (518) 774-9084

ADDRESS (if different than above) 1817 HILLSIDE AVE

CITY NISKAYUNA

STATE NY

ZIP 12309

PLEASE SIGN Page 2

3-2016

Received

JUN - 5 2023

Niskayuna Building Dept. ¹

Applicants who are the owners of the property DO NOT need to have this application notarized.

Notary Public, State of New York

Town of Niskayuna
Home Occupation Application

Received

MAY 31 2023

Niskayuna Building Dept.

To apply for a home occupation use permit, please answer the follow questions and attach any additional documentation, if necessary.

Address of Property: 1817 HILLSIDE AVENUE, NISKAYUNA, NY 12309

1) Type of use. What is the proposed home occupation?

HOME DAYCARE (CHILDCARE)

Hours of operation: MON-FRI 7AM-5PM Estimated number of customers: 4

2) Extent of use.

What is the square footage of the area(s) to be used as the home occupation? 850

What is the total square footage of the house? 2000

What is the total square footage of the house plus accessory structures? 3000

3) Evidence of use. Will there be any exterior display or storage required?

ONE WOODEN SIGN, UNLIT, UNANIMATED. NO STORAGE

4) Exterior sign. Do you propose a sign? If yes, submit a drawing of the sign with dimensions as well as a document indicating the location of the sign on the building.

YES, PHOTO & DIMENSIONS ATTACHED.

5) Parking. Is off-street parking required? If yes, submit a drawing showing the location and the number of parking spaces.

NONE

6) Nuisance elements. Will there be any nuisance elements produced? If yes, provide a detailed explanation.

NONE

7) Employees. Describe the number of employees and their relationship (if any) to the primary resident.

NONE



FRONT OF HOUSE

60"

29"

Received
JUN -5 2023
Niskayuna Building Dept.

LESLIE'S
HOME DAYCARE
518 419 7816
LICENSED



Thomas Cannizzo <tcannizzo@niskayuna.org>

[EXTERNAL] Re: [EXTERNAL] [Town of Niskayuna NY] Leslie's Home Daycare Permit Application (Sent by LESLIE GORDON, leslie.gisella.gordon@gmail.com)

1 message

Leslie Gisella Gordon <leslie.gisella.gordon@gmail.com>
To: Thomas Cannizzo <tcannizzo@niskayuna.org>

Thu, Jun 1, 2023 at 4:02 PM

New York State Office of Children and Family Services
Group Family Day Care License
This license certifies that
Leslie's Home Daycare LLC
may provide child care located at
1817 Hillside Avenue -- Niskayuna, NY 12309 -- (518) 419-7816
On-Site Provider - Leslie G. Gordon

Effective 03/16/2023, at no time may this program care for more than:
12 children, ages 6 weeks to 12 years, AND 4 additional school-aged children
(there must be one caregiver for every two children under the age of two years in attendance)

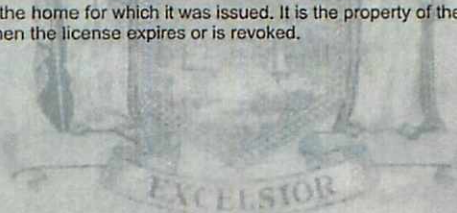
NOTE: The provider's own children who are not yet in Kindergarten must be counted in determining this home's maximum capacity.


The provider and an assistant must be present whenever 7 or more children, none of whom are school-age, are in care OR 9 or more children, at least 2 of whom are school-age, are in care.

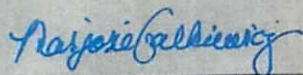
This program must be in compliance with the regulations of this Office and all other applicable laws and regulations.

License Effective 03/16/2023 -- License Expires 03/15/2027

This license must be openly displayed in the home for which it was issued. It is the property of the New York State Office of Children and Family Services and must be returned when the license expires or is revoked.


EXCELSIOR

 License ID#
00885676GFDC


Authorized Signature:
Marjorie Galkiewicz

Parents/guardians are welcome to contact the New York State Office of Children and Family Services, Division of Child Care Services, at (518) 402-3038 or (800) 732-5207 with any concerns or questions about child day care.

Received

JUN - 5 2023

Niskayuna Building Dept.

**TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
(518) 386-4530**

October 6, 2023

TO WHOM IT MAY CONCERN:

A regular meeting of the Zoning Board of Appeals will be held on:

DATE: October 18, 2023

TIME: 7:00 P.M.

PLACE: Town Hall, One Niskayuna Circle, Niskayuna, New York

AT THIS TIME THE BOARD WILL CONSIDER THE REQUEST OF:

Appeal by Liam Dunn and Rebecca Backstrom for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 3415 Le Roy Street, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to replace and add to a six (6) foot high fence which exceeds the height limit in the front and side yards.

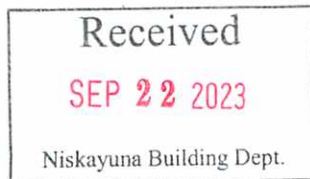
The property is a corner lot. As defined, it has front yards along Le Roy Street and Fillmore Avenue.

Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As proposed, a six (6) foot high fence will be located in the front yard along Fillmore Avenue and in a side yard. Therefore, a two (2) foot fence height variance is required.

A copy of the permit application and appeal is available for inspection at the Niskayuna Building Department in the Niskayuna Town Office Building and will be available at the public hearing. A copy of the agenda packet for the above referenced meeting date, which will include information for this variance request, will be available online after 5pm the Friday before the meeting at <https://www.niskayuna.org/node/1606/agenda/2023>.

IF YOU WISH TO EXPRESS AN OPINION REGARDING THE PROPOSED CHANGE, YOU MAY DO SO AT THE ABOVE-MENTIONED TIME AND PLACE. IF YOU CANNOT BE PRESENT, YOU MAY REQUEST A VIRTUAL LOGIN TO THE MEETING BY EMAILING LRobertson@Niskayuna.org OR CALLING 518-386-4531 OR YOU MAY SET FORTH YOUR APPROVAL OR OBJECTION IN A LETTER WHICH WILL BE MADE PART OF THE PERMANENT RECORD.

ZONING BOARD OF APPEALS



ZONING BOARD OF APPEALS
Application and Procedures For A Variance

Case No.	_____
Date Rece'd BA	_____
Date Hearing	_____
Date Action	_____
Ref.P.B.	_____ Date _____
Ref. County	_____ Date _____

TO: ZONING BOARD OF APPEALS

FROM: Liam Dunn Rebecca Backstrom

RE: Property at 3415 Leroy St

I, _____, the (owner) (agent of the owner) of the property located at 3415 Leroy St in the Town of Niskayuna, New York, hereby petition the Zoning Board of Appeals to review the decision of the Zoning Enforcement Officer on the above-referenced application and to grant a variance from Section(s) of the Zoning Ordinance in order to permit the proposed construction shown on the accompanying drawings.

I, also certify that I have provided the items listed below as required documents in my application for a variance before the Zoning Board of Appeals. I further acknowledge that omission of any of these items may result in delay in the Board's hearing of my application.

CHECKLIST OF REQUIRED ITEMS

- ☒ One (1) copy of plot plans
- ☒ One (1) copy of construction plans, if applicable
- ☒ Appeal fee (see application procedures for details)
- ☒ Appeal statement (see application procedures for details)
- ☒ Short Environmental Assessment Form, Project Information, as applicable for use variance
- ☒ Additional information as specified by the Zoning Enforcement Officer

Signature of Agent: _____ Date _____

Signature of Owner (if different from Agent) JD

Telephone Number: 518-320-0217

Email Address: LiamDunn2614@gmail.com

Received

SEP 22 2023

Niskayuna Building Dept.

For an area variance: Before an area variance can be granted, State Law requires that the ZBA take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.

There is no other feasible means besides a 6' fence on the side of the house so the dogs can have privacy in the yard and for safety of the kids in the neighborhood who play across the street in the small field as well as walk and ride bikes around the property.

2. Whether the granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:

There are several houses on our block and down the street with 6' fences in the same area we are looking to install ours. There will not be any undesirable change in the neighborhood, since there are similar fences around.

3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:

It is not substantial because the house has an existing 6' fence around the backyard and looking to expand it to the side of the house. There are similar fences in the neighborhood

Received

SEP 22 2023

Niskayuna Building Dept.

4. Whether the variance will have adverse physical or environmental effects on the neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

The property, when purchased in 2023, was completely overgrown with trees and bushes and you could not see the house from the road and obstructed view for vehicle traffic at the corner. We have cleaned up the property and looking to extend the fence on the side of the house which will be farther back from the road than the trees and bushes were (see photo). We have several neighbors that thanked us for clearing the property. Everyone complimented how nice the property looks now.

5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

not self created

9:13



Photos



1 of 1

Received

SEP 22 2023

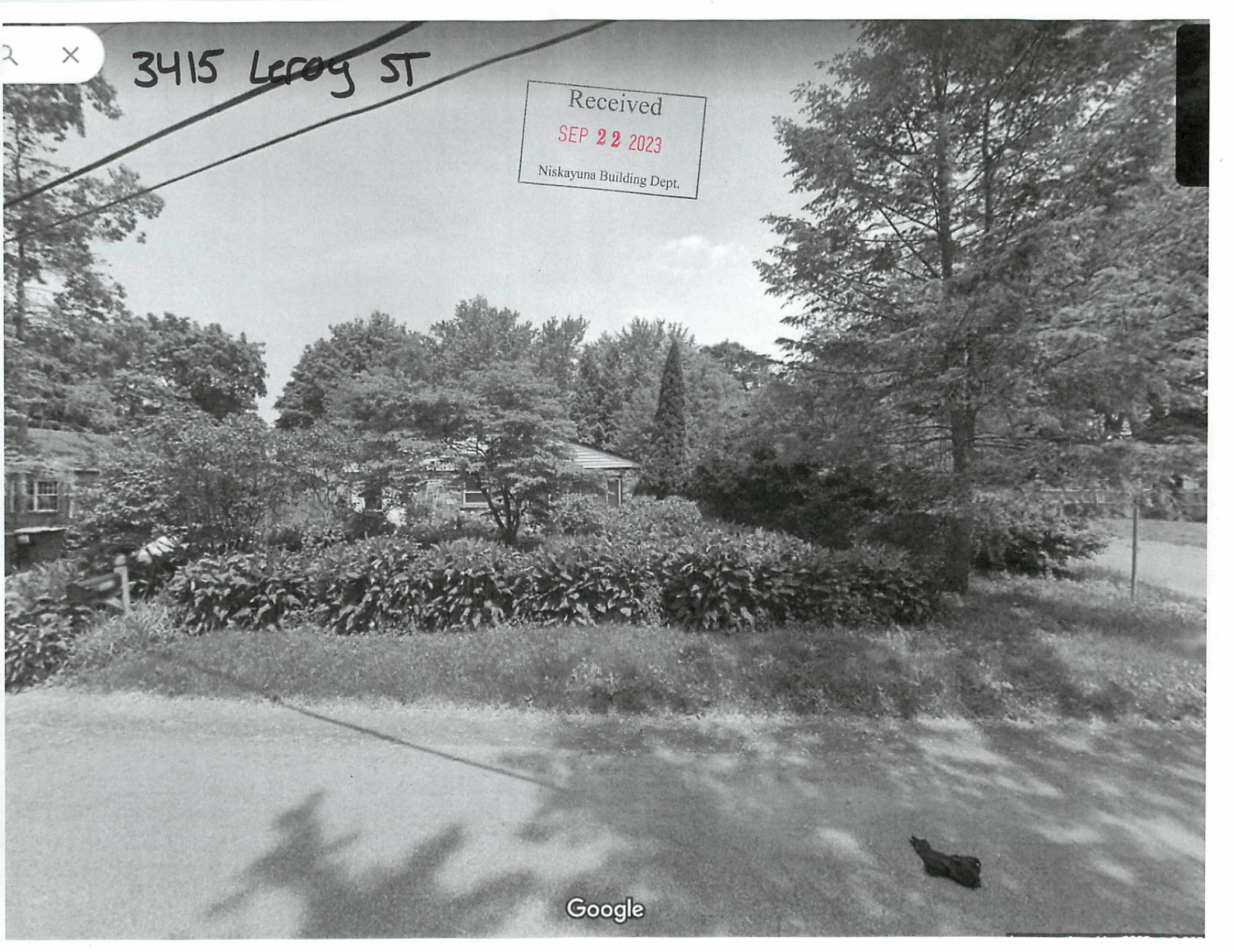
Yuna Building Dept.



2 X

3415 Leroy ST

Received
SEP 22 2023
Niskayuna Building Dept.





Received

SEP 22 2021

Niskayuna Building Dept.

3415 Leroy ST

Received

SEP 22 2023

Niskayuna Building Dept.

3415 Leroy ST

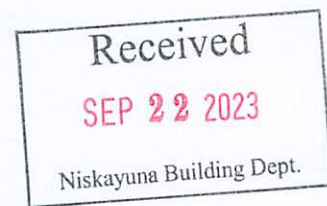
Received
SEP 22 2023
Niskayuna Building Dept.

View stopped at Leroy Street and Fillmore Avenue / 6' fence on Fillmore just passed the field/cemetery



Received
SEP 22 2023
Niskayuna Building Dept.

View of *cemetery/field* across from 3415 Leroy St.



Current view after trees and bushes cleared



d

Received

SEP 22 2023

Niskayuna Building Dept

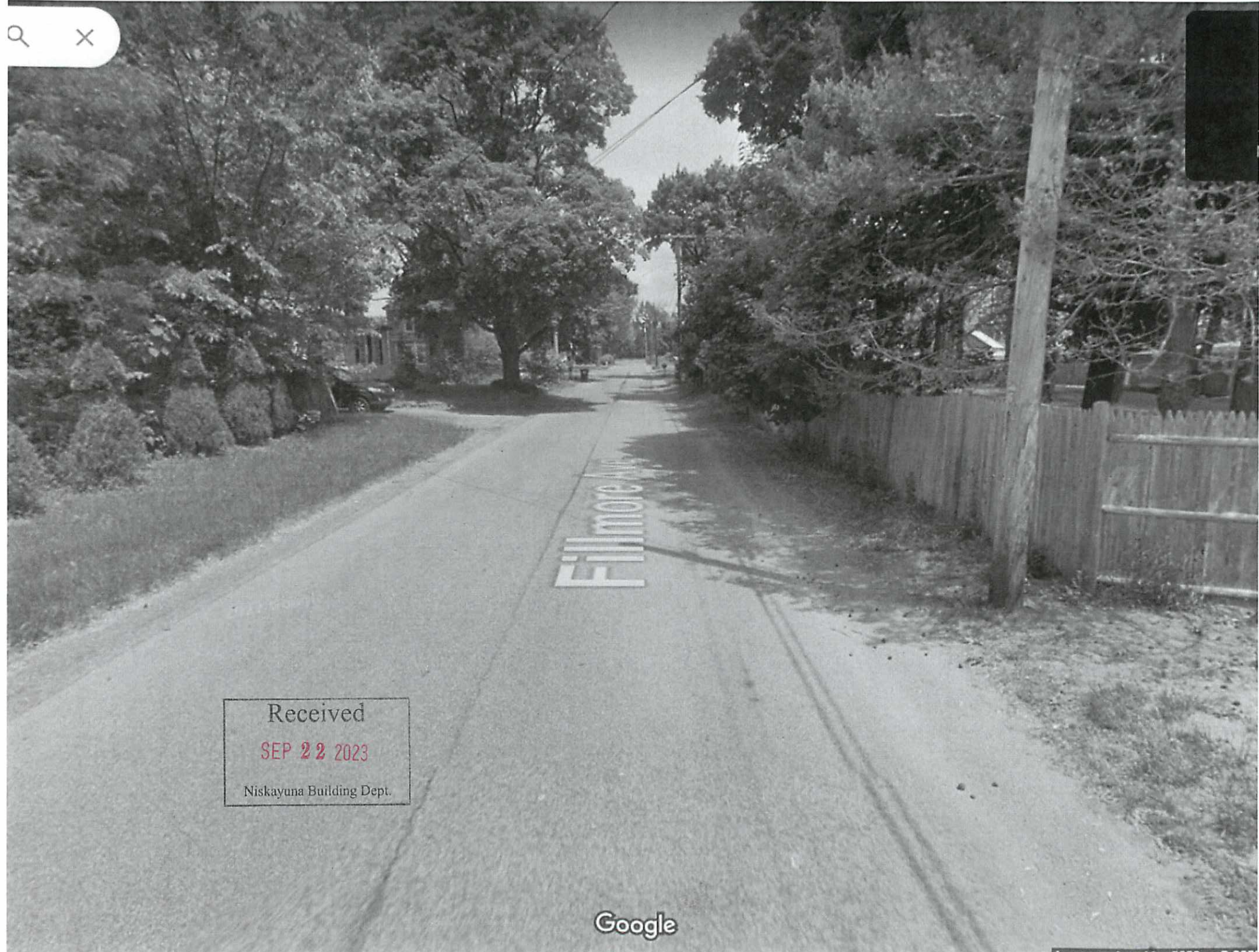
Current view from field in front of cemetery



Received

SEP 22 2023

Niskayuna Building Dept.



Received

SEP 22 2023

Niskayuna Building Dept.

Google

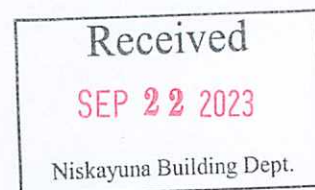


Received
SEP 22 2023
Niskayuna Building Dept.

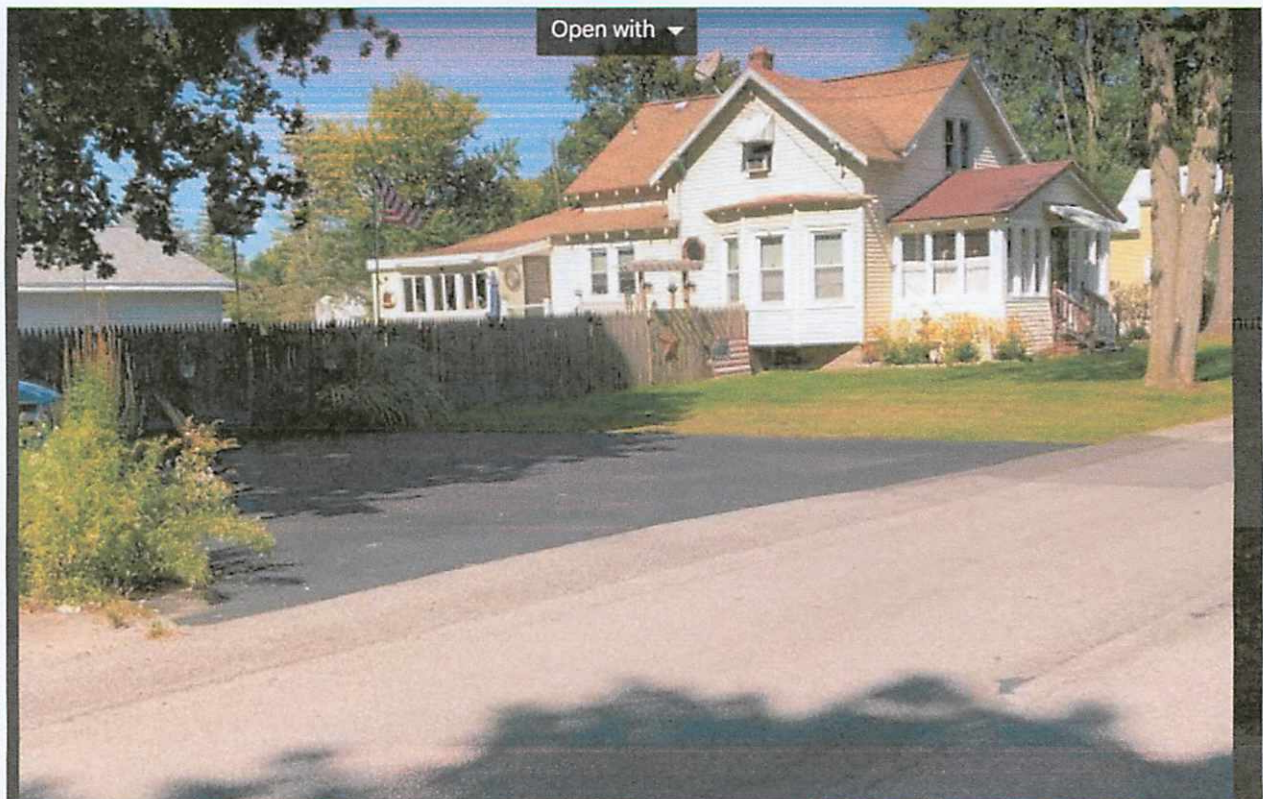
Received
SEP 22 2023
Niskayuna Building Dept.



Corner lot on Fillmore Ave and Ralph St. 6' fence facing Fillmore and another 6' fence facing Ralph St



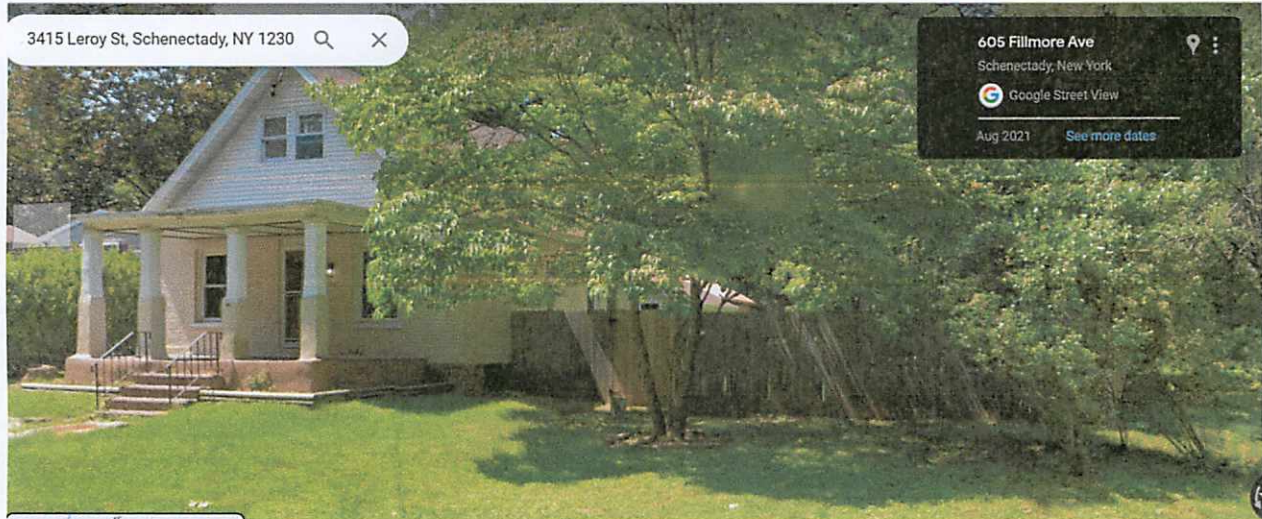
Another photo of 211 Fillmore Ave – corner lot on Fillmore Ave and Ralph St.



Received
SEP 22 2023
Niskayuna Building Dept.

605 Fillmore Ave

6' fence on side of house



Received

SEP 22 2023

Niskayuna Building Dept.

19 Gasner Avenue



Received
SEP 22 2023
Niskayuna Building Dept.



3406 Albany street

Received

SEP 22 2023

Niskayuna Building Dept.



Received
SEP 22 2023
Niskayuna Building Dept.

8:29



Search with home features &...

Filter 1



Received

SEP 22 2023

Niskayuna Building Dept.

No matching results

Try searching in a larger area or changing filters.



Search



Updates



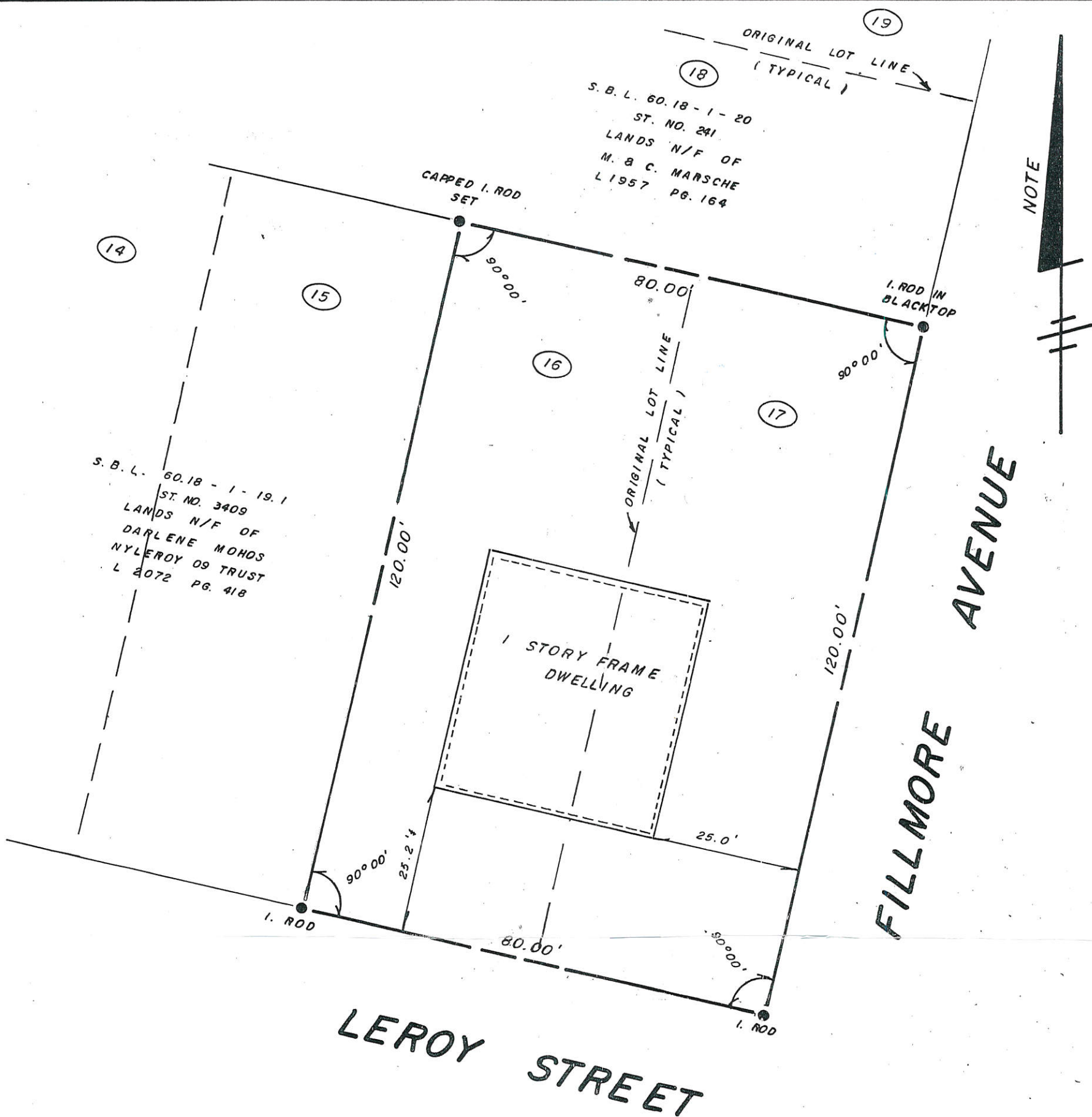
Saved Homes



Home Loans



Your Zillow



MAP REFERENCE

Map entitled "MAP OF COLONIAL HEIGHTS, BELONGING TO E.A. GASNER", situated in the Towns of Rotterdam and Niskayuna, Schenectady Co., New York, made by Emmett Blessing, dated December 1906 and filed in the Schenectady County Clerk's Office on April 6, 1907 in Map Book 35 Map no. 977

Received
JUL -6 2023
Niskayuna Building Dept.

NOTES

- 1) Subject parcel as shown in INST. NO. 2010-08152
- 2) Tax map parcel I.D. no. 60.18-1-19.2
- 3) Subsurface & environmental conditions were not surveyed, examined or considered as part of this survey.
- 4) Survey made from an actual site inspection made on the ground JUNE 6, 2023
- 5) Survey prepared in accordance with the code of practice for land surveys as adopted by the NYS Association of Professional Land Surveyors
- 6) Map prepared from an accurate field survey, maps & deeds of record
- 7) Property lines shown are monumented, occupied & deeded
- 8) Unauthorized alterations or additions to a survey map bearing a Licensed Land Surveyors seal is a violation of Section 7209 Sub-Division 2 of the NYS Education Law
- 9) Although other improvements may exist, for the purpose of this survey, none have been located or shown
- 10) Survey prepared without the benefit of an up to date abstract of title or title report and is subject to any statement of fact that such abstract of title or title report may reveal

RECORD OF WORK	BY	DATE	STATE OF NEW YORK JOHN MEYER, SR. LICENSED LAND SURVEYOR 049511	SURVEY OF LANDS for 3415 LEROY STREET			
				OWNER:		ADDRESS: 3415 LEROY STREET	
				TOWN: NISKAYUNA		COUNTY: SCHENECTADY	
				SCALE: 1" = 20'		DATE: JUNE 14, 2023	
				O. J. MEYER & SON 41 BREEMAN STREET - ALBANY, NEW YORK P.L.S. LIC. NO. 049511 (518) 869-0571			
DRAWN BY: FM		CHECKED BY: CJM		DWG. NO.		SHEET 1 OF 1	



Thomas J. Cannizzo
Building Inspector

TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4556
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 3415 Le Roy Street

Application Date: 7/6/23

Robert Backstrom
3415 Le Roy Street
Niskayuna, New York 12304

Dear Sir:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to replace and add a six (6) foot high fence on the property noted above has been denied by reason of Section 220-25 B (1) (a) of the Zoning Ordinance. The property is located in the R-1: Low Density Residential Zoning District.

The property is a corner lot. As defined, has front yards along Le Roy Street and Fillmore Avenue.

Fence: Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As proposed, a six (6) foot high fence will be located in the front yard along Fillmore Avenue and a side yard. Therefore, a two (2) foot fence height variance is required.

Under the provisions of Section 220-69 of the Zoning Ordinance of the Town of Niskayuna you may appeal this decision to the Zoning Board of Appeals and the undersigned within 60 days.

7/13/23

Date



Zoning Enforcement Officer

HOLD FOR 3BA

Application # 623-381



TOWN OF NISKAYUNA

APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4556
Email: building@niskayuna.org

Received

JUL -6 2023

Niskayuna Building Dept.

APPLICATION IS HEREBY MADE to the Town of Niskayuna Building Department for the issuance of a building and zoning permit pursuant to Town Code, the NYS Uniform Code, and the NYStretch Energy Code. Application is hereby made for the construction of new buildings and accessory structures, additions and alterations to all buildings and structures, signage installation, drainage, excavation, fill and grading work, and replacement, removal and demolition projects, as herein described. The Applicant or Owner agrees to comply with all applicable laws, ordinances, regulations and all conditions expressed on this application which are part of these requirements, and will also allow or arrange for inspectors to enter the premises for inspections.

BUILDING SITE ADDRESS 3415 Leroy street
DESCRIBE WORK APPLIED FOR replace fence and add fence

ESTIMATED VALUE OF ALL WORK (labor and materials):

TOTAL \$ 2500

Please submit three copies of the plans with this application.

APPLICANT Robert Backstrom DAY PHONE 518-337-0057

CHECK ONE: ☐ CONTRACTOR

☒ HOMEOWNER

☐ OTHER (explain) _____

ADDRESS 3415 Leroy street

CITY Schenectady STATE NY ZIP 12304

EMAIL ADDRESS backstrom0525@gmail

CONTRACTOR _____ DAY PHONE _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

Note: Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

PROPERTY OWNER Rebecca Backstrom DAY PHONE 518-322-0568

ADDRESS (if different than above) _____

CITY _____ STATE _____ ZIP _____

EMAIL ADDRESS _____

PLEASE SIGN Page 2

Section 75-5 B of the Code of the Town of Niskayuna requires that where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner or applicant that the proposed work is authorized by the owner and that the applicant is authorized to make such application.

Applicants who are the owners of the property DO NOT need to have this application notarized. Non-owner applicant's notarized signature affirms adherence to the Code.

The applicant has reviewed and fully understands the requirements and conditions of this application. The undersigned hereby swears that the information provided on this application is true, correct and accurate.

Sworn to me on this 7 day of July, 23

Linda M Sciocchetti
Notary Public, State of New York
Qualified in Schenectady County
No. 01SC6329397
Commission Expires Aug. 24, 2027

[Signature]
Signature of Applicant
Rebecca's Dad

Robert Backstrom
Printed Name

Linda M Sciocchetti
Notary Public, State of New York

7/7/23
Date

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS _____

KNOWN EASEMENTS: _____ WATER _____ SEWER _____ DRAINAGE _____ OTHER

PERMIT FEE DUE \$ _____ BASED ON _____

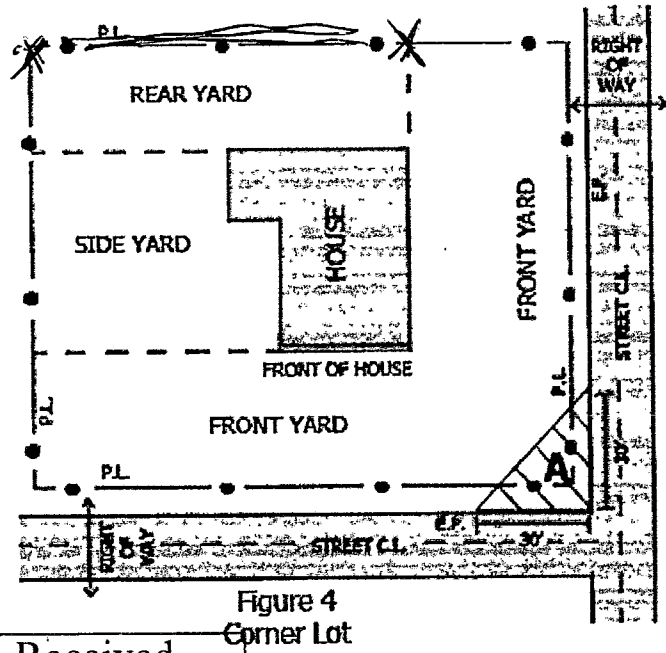
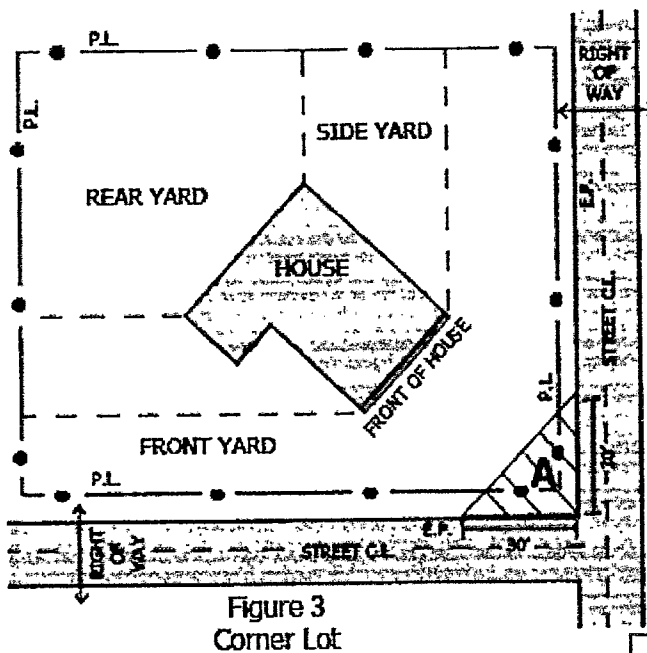
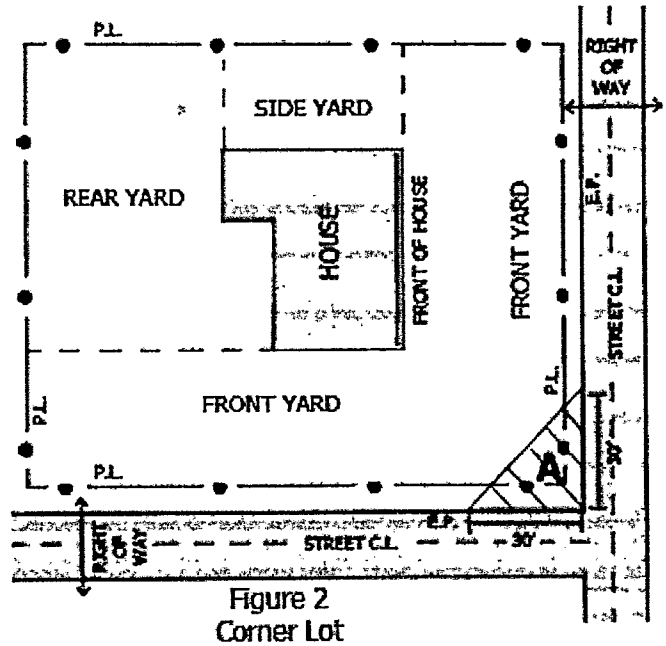
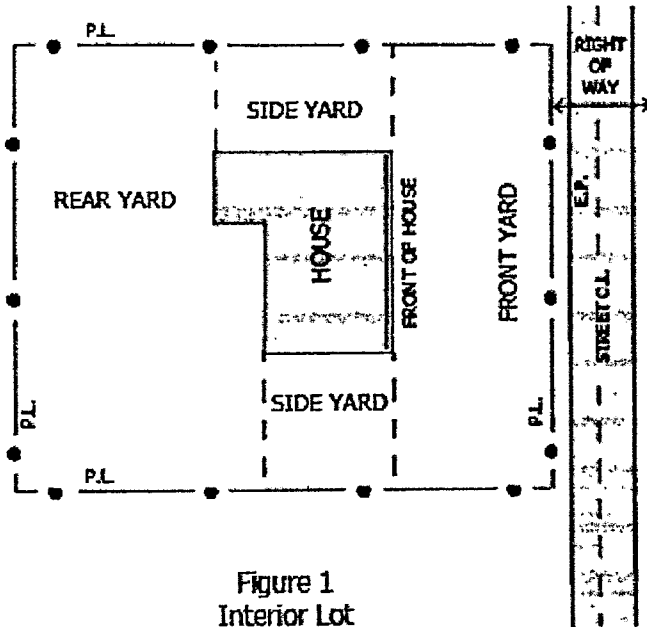
COMMENTS _____

REQUIRED INSPECTIONS:

- ____ 1. INITIAL SOIL EROSION CONTROL
- ____ 2. FOOTING FORMS AND REINFORCING PRIOR TO POURING OF CONCRETE
- ____ 3. FOUNDATION LOCATION PROVIDED AND STONE DRIVEWAY BASE INSTALLED PRIOR TO FOUNDATION INSPECTION
- ____ 4. FOUNDATION WALL AND DRAIN TILE INCLUDING LATERAL PRIOR TO BACKFILLING
- ____ 5. FIREPLACE INSPECTION AT BOX AND AT HALF STACK
- ____ 6. ROUGH PLUMBING
- ____ 7. ROUGH ELECTRICAL
- ____ 8. ROUGH FRAMING INSPECTION INCLUDING TRUSS CERTIFICATES AND ROUGH GRADING ESTABLISHED
- ____ 9. INSULATION INCLUDING PROPER VENTILATION
- ____ 10. FINAL PLUMBING
- ____ 11. FINAL ELECTRICAL
- ____ 12. FINAL BUILDING INSPECTION
- ____ 13. FINAL GRADING
- ____ 14. FINAL STABILIZATION (SEC)
- ____ 15. (ADDITIONAL INSPECTIONS) _____

APPROVED BY _____

DATE _____



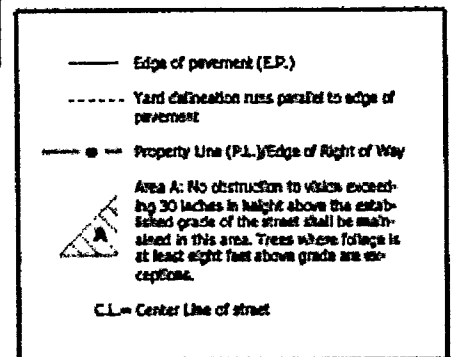
Received
SEP 22 2023
Niskayuna Building Dept

Property Address 3415 Leray ST

Are there any other accessory structures on the Property?

Fence	yes	<input checked="" type="radio"/>	no	<input type="radio"/>	height	_____
Shed	yes	<input checked="" type="radio"/>	no	<input type="radio"/>	size	_____
Swimming Pool	yes	<input checked="" type="radio"/>	no	<input type="radio"/>	size	_____
Other	yes	<input type="radio"/>	no	<input checked="" type="radio"/>	size	_____

Signature: _____



Yellow existing 6' wood fence
Red added 6' vinyl fence

Received
JUL - 6 2023
Niskayuna Building Dept.

3415
Leroy street
House

Fillmore Ave

existing 6' wood fence

Driveway

25'
25' 2"
13'
25'

Property Lines

Leroy Street

All fence to be 6' vinyl fence