

**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, February 14, 2024 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 Sajjad Khan for a variance from Section 220-18 B (3) (b) and Section 220-13 Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 979 Birchwood Lane, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to combine pre-existing sheds into a single accessory structure (chicken coop and run) within the rear yard setback. Section 220-18 B (3) (b) states that “the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building.” As defined, major accessory structures are “detached accessory buildings or other structures in excess of 120 square feet.” The sheds, combined into a single shed (structure), measures 394 square feet, and is a major accessory structure. Section 220-13 Schedule I-C establishes a rear setback minimum of twenty (20) feet. As combined, the single shed (structure) is located fifteen (15) feet from the rear property line. Therefore; a five (5) foot rear yard setback variance is required.
2. Appeal by Nicholas Daniels, agent, for a variance from Section 220-15 B (3) and Section 220-13 Schedule I-A of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 40 Williams Street, Niskayuna, New York, located in the R-R: Rural Residential Zoning District, to construct a new single-family dwelling which exceeds the maximum coverage of the lot and is partially within the front and side yard setbacks. Section 220-15 B (3) states that no structure shall be constructed on a nonconforming lot unless it shall have front and rear yards conforming to the minimums required for the district in which it is located. As proposed, the new single-family dwelling does not have a front yard which conforms with the minimums required for the district. Therefore, a variance from this section is required. Section 220-13 Schedule I-A establishes a maximum lot coverage by building and structures of 10%, a front yard setback minimum of 55 feet and a side yard minimum of 35 feet. As proposed, lot coverage by building and structures is 13%, the house will be 27.1 feet from the front property line, 18.3 feet from the right-side property line and 25 feet from the left-side property line. Therefore, a 3% lot coverage variance is required, a 27.9 foot front yard setback variance is required, and both a 16.7 foot (right) side yard setback variance and a 10 foot (left) side yard setback variance, are required.
3. Appeal by Innesa Sarkisova and Yuriy Raskin, for a variance from Section 220-18 B (2) and Section 220-18 B (3) (c) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 15 Bergen Place, Niskayuna, New York, located in the R-3 High Density Residential Zoning District, to install a 7' x 7' shed which exceeds the number of allowable accessory structures on a lot and is partially within the side yard setback. Section 220-18 B (2) states that “there shall not be more than three (3) accessory structures on a lot.” Currently the property has a fence, swimming pool, and pavilion. As proposed, the shed would be a fourth (4<sup>th</sup>) accessory structure; therefore, a variance for one (1) additional accessory structure is required. Section 220-18 B (3) (c) states that minor accessory structures, which are defined as structures 120 square feet in area or less, are not permitted closer than five (5) feet to the side and rear lot lines. As proposed, the shed is located one (1) foot from the side lot line. A four (4) foot side yard setback variance is required.
4. Appeal by Scott Kalm, 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 1381 Myron Street, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, construct an addition on the property partially within the side yard setback. Section 220-13, Schedule I-C requires a side yard setback of fifteen (15) feet. The existing house is twenty-five (25) feet from the side property line. As proposed, the addition will be nine (9) feet from the side property line; therefore, a six (6) foot side yard setback variance is required.

**NEXT MEETING: March 20, 2024 at 7 PM**

**TOWN OF NISKAYUNA**  
**ZONING BOARD OF APPEALS**  
**One Niskayuna Circle**  
**Niskayuna, New York 12309**  
**Meeting Minutes**  
**January 17, 2024**

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

**A. Roll Call**

Vincent Daly and Erik Dollman were absent/excused.

**B. Minutes**

The minutes from the December meeting were presented. Ms. Pacheco placed a motion to approve the minutes. Mr. Greene seconded the motion.

The Board voted to approve the December minutes as written with a vote of 4-0 with 3 abstentions.

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

**C. Cases**

Chairperson Hoke announced the second case is adjourned.

1. Appeal by Adam Bach for a variance from Section 220-18 B (3) (b), Section 220-13, Schedule I-B, Section 220-25 B (1) (A) and Section 220-18 B (2) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 245 Menlo Park Drive, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a 30' x 10' shed partially within the rear yard setback, to maintain an 8' high fence which exceeds the fence height allowed, and to maintain a fourth and fifth accessory structure which exceeds the number of accessory structures allowed. Accessory Structures: Section 220-18 B (3) (b) states that "the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building." Major accessory structures are defined as "detached accessory buildings or other structures in excess of 120 square feet." The shed, at 300 square feet, is a major accessory structure. Section 220-13, Schedule I-B requires a twenty-five (25) foot rear yard setback. As installed, the shed is located four (4) feet from the rear property line.

Therefore, a twenty-one (21) foot rear yard setback variance is required. Section 220-25 B (1) (A) states "the maximum height for fences in a rear yard shall not exceed six feet." As installed, the fencing at the basketball/tennis court is eight (8) feet, therefore a two (2) foot fence height variance is required. Accessory Structures: Section 220-18 B (2), states "there shall not be more than three accessory structures on a lot." Before the shed and fence were installed, the lot had three (3) accessory structures: an existing shed, a pool, and a fence. The new shed counts as a fourth accessory structure; and the new fencing at the basketball/tennis court counts as a fifth accessory structure. Therefore, a variance for two additional accessory structures (5 total) is required.

Twelve (12) notices were mailed. Zero responses were received.

Hugo Bach, father of owner, and Laura Bach, owner, were present.

Chairperson Hoke asked if this address has been in front of the Board in the past. Ms. Bach noted she has been in front of the Board a couple of times. She noted the yard is an odd shape so the pool needed a variance and more recently after they bought the adjoining empty lot the fence needed a variance. Ms. Robertson stated the fence was in front of the Board in 2021. Chairperson Hoke noted that the adjoining empty lot had nothing constructed on it when the fence was installed. Ms. Bach agreed. Chairperson Hoke stated, since that time, the court, court fencing and shed were all installed. Ms. Bach agreed. Chairperson Hoke asked if they had a contractor do the installations. Ms. Bach stated she had a couple of contractors do the work. The Amish did the shed. The court was installed by someone else and Siena installed the fence. Chairperson Hoke asked if Siena Fence suggested a variance would be needed. Ms. Bach stated they did not. Chairperson Hoke asked if the contractors suggested building permits were needed. Ms. Bach stated she would have to defer that question to her husband who was not present.

Mr. Bach stated that the process was obviously not followed and apologized for that. Ms. Bach explained that the lot shapes are odd. She noted the extra lot was sold twice for a new home but the buyers never were happy with the configuration of the potential new home and yard space.

Chairperson Hoke redirected the applicant to explain why the variances were needed and what alternatives were considered. Mr. Bach noted that the adjoining lot was in poor shape. It was a dumping site for contractors and neighbors. Ms. Bach stated they put in a lot of money and time cleaning the lot, grading it and seeding it. Mr. Bach noted the family is very athletic so they chose to develop the land as a sports field. The added shed contains sporting equipment: ice rink construction materials, lacrosse nets, and other items.

Chairperson Hoke asked why the shed was located where it is. Mr. Bach stated that they were unsure of the definitions of rear and side yard. He pointed to an image on the screen showing his confusion. He noted that the court pad is almost 50 feet from the property line and the shrubs are not the property. He questioned where the inspector got the measurements from. He noted that he wanted the placement of the shed to be subtle and not obtrusive. He noted that smaller sheds can be 5 feet from the property line. They intended this shed to be located 5 feet from the property line but the installer put it down while no one was present and located it 4 feet from the property line. The shed was placed near the court where it is most convenient. The shed is not in anyone's line of site except for the neighbor across the street.

Chairperson Hoke asked whether the shed should be cited for rear yard or side yard setbacks. Ms. Robertson stated that it is a rear yard setback issue. She noted based on the house location and the fact that the lots were combined into one, the shed is along the rear lot line. Ms. Bach noted that based on the setback requirements the shed would need to be located in the middle of the space which would make it more obtrusive.

Chairperson Hoke asked why the 8-foot fence was installed. Ms. Bach stated they researched fence heights recommended for the sports they intended to play and the 8-foot fence was a compromise. She noted that a 4 foot or 6 foot fence would not keep hockey pucks or lacrosse balls inside the court area. Mr. Bach noted

87 that 10-12 foot fences were recommended but they felt that was too high. He noted that the fence is needed  
88 to protect neighbors and to keep the flow of the game going.

89 Ms. Pacheco noted she saw a light post next to the pad. She asked if there were any complaints about  
90 lighting. Ms. Robertson stated that the Building Department has received calls about light glare and pursued  
91 enforcement with this property. She noted the homeowners adjusted the light and corrected the issue. To  
92 her knowledge there are no current complaints.

93 Ms. Pacheco noted that a permit and variance was required for the fence surrounding the property. She  
94 asked why the applicant didn't consider the fact that a permit would be needed for the shed or additional  
95 fencing, already having been through the process once. Ms. Bach stated they never considered permits  
96 would be needed. Ms. Pacheco asked if everyone would agree that the rear lot line is the line opposite the  
97 curve of the street. Mr. Bach stated they did not see it that way. Ms. Bach noted that previous to them  
98 purchasing the lot when it was staked for a proposed home, the rear yard was different than what is being  
99 discussed at this meeting.

100 Ms. Pacheco noted that the fence is installed at 8 feet at the ends of the court. Ms. Bach agreed and noted  
101 that the wings to the 8 foot sections are at 6 feet high.

102 Ms. Pacheco asked if the neighbor behind the shed is at a higher or lower elevation. Mr. Bach stated that  
103 you can barely see the shed from the neighbor's property.

104 Mr. Bach quoted Town Code Section 220-25 A (5) and wondered why this Code was not considered.  
105 Chairperson Hoke noted that an interpretation of the Code would need a different appeal process. Ms. Finan  
106 noted that a recreational facility is not defined and the fence is on a residential lot. Ms. Robertson noted  
107 that she reviewed other properties that had tennis courts with high fences. She noted that they needed to get  
108 variances and did.

109 Mr. Ltaif asked if they have a cost estimate to reduce the height of the fence. Ms. Bach noted her boys play  
110 hockey and lacrosse and noted that is lower than the recommended fence height. She only installed the  
111 fence at the ends of the court and reduced the height at the sides. Mr. Bach stated they did not have a cost  
112 estimate.

113 Mr. Ltaif asked if the shed can be moved. Mr. Bach stated he did not ask the contractor. He noted that the  
114 pad was to be located 5 feet from the property line.

115 Mr. Ltaif asked who uses the accessory structures on the property and the sport equipment. Ms. Bach stated  
116 they are used by friends and family.

117 Ms. Pacheco asked what type of fence is around the court. Ms. Bach stated it is black chain link. Ms.  
118 Pacheco asked what the foundation is on the shed. Mr. Bach stated it is gravel without any footings. Ms.  
119 Pacheco asked what materials the shed is made with. Ms. Bach stated it is wood framing with no siding,  
120 just painted, and a shingle roof. Ms. Pacheco asked if there are any drainage issues with the roof draining  
121 toward the neighbor. Ms. Bach stated that they did a lot of grading when they bought the lot and it drains  
122 well and doesn't affect neighboring properties. Ms. Pacheco asked if the large grass area had any  
123 underground structures or drain pipes. Ms. Bach stated there were none. Ms. Pacheco asked the Town  
124 Planner if the court was considered a structure. Ms. Robertson stated that the court is not considered a  
125 structure because it is a surface, more like a patio.

126 Mr. Greene asked if the sons/athletes were away at college. Mr. Bach stated they are. Mr. Greene asked  
127 how much is this facility used. Mr. Bach stated that in the past it as used all year. Now mostly in the summer.

128 Ms. Finan suggested that each variance be considered independently.



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

131 Ms. Pacheco placed a motion to grant the variance, as written, for the number of accessory structures. She  
132 noted the lot is unique in its shape and size. She stated the benefit of the additional accessory structures can  
133 not be achieved by an alternate means. She noted there should be no undesirable change in the character of  
134 the neighborhood. She noted the question of whether the request is substantial is debatable considering the  
135 size of the lot. She noted there should be no environmental effects. She stated the request is self-created for  
136 the uses but the lot is unique.

137 Mr. Ltaif seconded the motion for the reasons stated.

138 Upon voting, the motion was granted 7-0. The variance for the number of accessory structures was granted.

139 Mr. Ltaif Aye

140 Mr. Ltaif voted for the motion for the reasons stated.

141 Mr. Stein Aye

142 Mr. Stein voted for the motion for the reasons stated. He noted he felt the request was not substantial due  
143 to the property being the size of 2 lots.

144 Ms. Pacheco Aye

145 Ms. Pacheco voted for the motion.

146 Mr. Gentile Aye

147 Mr. Gentile voted for the motion. He agreed with Mr. Stein's comment.

148 Mr. Greene Aye

149 Mr. Greene voted for the motion. He noted he visited the property.

150 Mr. Antonikowski Aye

151 Mr. Antonikowski voted for the motion for the reasons stated.

152 Chairperson Hoke Aye

153 Chairperson Hoke voted for on the motion. He also noted the Board does consider the lot size when  
154 evaluating additional accessory structures.

155 Mr. Ltaif placed a motion to grant the variance, as written, for the shed's setback to the rear property line.  
156 He noted the applicant intended for it to be 5 feet off the property line but the contractor installed it wrong.  
157 He noted that the location has the benefit of leaving space for the family to play sports. He noted that no  
158 neighbor commented about any of the variances. He stated that the location did not create an undesirable  
159 change in the character of the neighborhood especially since it is tucked to the rear of the lot. He noted  
160 there are no environmental effects and the owner landscaped the empty lot to improve drainage.

161 Mr. Greene seconded the motion.

162 Ms. Pacheco asked what would happen to the variances if the land was subdivided. Ms. Finan stated they  
163 would remain as granted even if the property boundaries are changed, but the subdivision review would  
164 ensure changes didn't create new variances.

165 Upon voting, the motion was granted 4-3. The variance for the shed setback was granted.

166 Mr. Ltaif Aye

167 Mr. Ltaif voted for the motion.

168 Mr. Stein Nay  
169 Mr. Stein voted against the motion. He believed the request was substantial and the shed was too close to  
170 the property line.

171 Ms. Pacheco Aye  
172 Ms. Pacheco voted for the motion.

173 Mr. Gentile Nay  
174 Mr. Gentile voted against the motion.

175 Mr. Greene Aye  
176 Mr. Greene voted for the motion for the reasons stated.

177 Mr. Antonikowski Nay  
178 Mr. Antonikowski voted against the motion. He noted the benefit could be achieved by an alternate means.  
179 He noted the request is substantial and self-created.

180 Chairperson Hoke Aye  
181 Chairperson Hoke voted for on the motion. He noted the request is self-created and substantial. He noted  
182 alternate locations may also need a variance to achieve the benefit.

183 Mr. Ltaif asked about the code for commercial fencing. Ms. Robertson read the Code. Mr. Ltaif asked about  
184 restrictions that could be added to the variance. Ms. Finan stated the fence location is determined by the  
185 application but the fence material can be noted as a condition to the variance.

186 Mr. Stein placed a motion to grant the variance, as written, for the fence height. He noted an alternate  
187 means to stop balls and pucks from flying all over the place is not available. He noted there is no undesirable  
188 change in the character of the neighborhood since the black chain link fence is barely visible. He noted the  
189 request was not substantial because the request was for a limited area. He stated there were no  
190 environmental effects. He noted the request was self-created but it was done to protect the neighborhood  
191 from flying objects.

192 Mr. Gentile seconded the motion.

193 Mr. Ltaif placed a motion to amend the variance to restrict the fence to black chain fencing material.

194 Ms. Pacheco seconded the motion to amend.

195 Upon voting, the motion to amend was granted 7-0.

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

198 Mr. Stein Aye  
199 Mr. Stein voted for the motion.

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

202 Mr. Gentile Aye  
203 Mr. Gentile voted for the motion.

204 Mr. Greene Aye  
205 Mr. Greene voted for the motion.

206 Mr. Antonikowski Aye  
207 Mr. Antonikowski voted for the motion.

208 Chairperson Hoke Aye  
209 Chairperson Hoke voted for on the motion.

210 Upon voting, the amended motion from Mr. Stein was granted 5-2. The amended motion for the 8-foot  
211 fence was granted.

212 Mr. Ltaif Aye  
213 Mr. Ltaif voted for the motion for the reasons stated.

214 Mr. Stein Aye  
215 Mr. Stein voted for the motion for the reasons stated.

216 Ms. Pacheco Nay  
217 Ms. Pacheco voted against the motion. She noted there are alternate methods available that would comply  
218 with Code and the request is substantial.

219 Mr. Gentile Aye  
220 Mr. Gentile voted for the motion.

221 Mr. Greene Aye  
222 Mr. Greene voted for the motion for the reasons stated.

223 Mr. Antonikowski Aye  
224 Mr. Antonikowski voted for the motion for the reasons stated.

225 Chairperson Hoke Nay  
226 Chairperson Hoke voted against on the motion. He noted that the self-created criteria weighs more into this  
227 variance for him due and tips the scale to a vote against the request.

228 Chairperson Hoke asked if there was any business the Board wished to discuss. Hearing none, Chairperson  
229 Hoke asked for a motion to adjourn. Ms. Pacheco placed a motion to adjourn. Mr. Greene seconded the  
230 motion to adjourn. All were in favor. The meeting was adjourned at 8:20 p.m.

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

February 2, 2024

**TO WHOM IT MAY CONCERN:**

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

**DATE: February 14, 2024**

**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 Sajjad Khan for a variance from Section 220-18 B (3) (b) and Section 220-13 Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 979 Birchwood Lane, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to combine pre-existing sheds into a single accessory structure (chicken coop and run) within the rear yard setback.

Section 220-18 B (3) (b) states that “the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building.” As defined, major accessory structures are “detached accessory buildings or other structures in excess of 120 square feet.” The sheds, combined into a single shed (structure), measures 394 square feet, and is a major accessory structure. Section 220- 13 Schedule I-C establishes a rear setback minimum of twenty (20) feet. As combined, the single shed (structure) is located fifteen (15) feet from the rear property line. Therefore; a five (5) foot rear yard setback 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://niskayuna.org/zba>.

**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](mailto: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**



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: 979 Birchwood Ln**

**APPLICATION DATE: 9/20/23**

January 29, 2024

Sajjad Khan  
979 Birchwood Ln  
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 combine pre-existing sheds on the property noted above, for the purpose of providing a Chicken Coop and Run has been denied by reason of Section 220-18 B (3) (b) and Section 220-13 Schedule I-C, of the Town of Niskayuna Zoning Ordinance. The property is located in the R-2: Medium Density Residential Zoning District.

Section 220-18 B (3) (b) states that "the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building." As defined, major accessory structures are "detached accessory buildings or other structures in excess of 120 square feet." The sheds, combined into a single shed (structure), measures 394 square feet, and is a major accessory structure. Section 220-13 Schedule I-C establishes a rear setback minimum of twenty (20) feet. As combined, the single shed (structure) is located fifteen (15) feet from the rear property line. Therefore; a five (5) foot rear yard setback 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.

1/29/24  
Date

T Cannizzo/Lm8  
Thomas J. Cannizzo  
Building Inspector



### CHICKEN SUPPLEMENT TO PERMIT APPLICATION

Plans (three sets) and all of the following information are required with chicken supplement permit applications.

a. Address of property 979 Birchwood Ln, Niskayuna NY 12309

b. Number of hens: 6

c. Distance of hen enclosure to adjoining residential dwelling (minimum of twenty-five (25) feet required):

Side 1 300 30' per email

Side 2 \_\_\_\_\_

Rear 250 Feet 15' per email

Other \_\_\_\_\_

Received

SEP 20 2023

Niskayuna Building Dept.

d. Minimum size calculations of enclosure and run:

Enclosure - number of hens 6 multiplied by 3 square feet equals 18 square feet

Run - number of hens 6 multiplied by 10 square feet equals 60 square feet

e. Measurements of enclosure and run

Enclosure 6 feet wide x 7 feet length ✓ 42 ✓

Run 10 feet wide x 12 feet length ✓ 120 ✓

f. Type of hen run

Old Existed shed is repaired and closed with hardware fence and turned into run.

Applicant's Signature: [Signature]

Date: 09.11.23

(For office use only)

Area of lot ✓

Maximum accessory structure coverage allowed ✓

Total accessory structure coverage actual 794 # ①

Maximum lot coverage allowed 2 ①

Total lot coverage actual 2 ①

**From:** [Laura Robertson](#)  
**To:** [Linda Sciocchetti](#); [Thomas Cannizzo](#)  
**Subject:** FW: [EXTERNAL] 979 birchwood ln boundary line  
**Date:** Thursday, January 25, 2024 10:52:24 AM  
**Attachments:** [Untitled attachment 00061.txt](#)  
[IMG\\_6523.jpg](#)  
[IMG\\_6528.jpg](#)  
[Untitled attachment 00064.txt](#)

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Can we chat about this today?

-----Original Message-----

From: sajjad Khan <samdecent@aol.com>  
Sent: Wednesday, January 24, 2024 3:17 PM  
To: Laura Robertson <lrobertson@niskayuna.org>  
Subject: [EXTERNAL] 979 birchwood ln boundary line

Hi laura . This is OnX hunt app , used by hunters and construction workers at job sites . First picture all the sheds are circled . Last white shed is 15 feet away from the rare and actual first shed converted into run is 30 feet away . From the left hill side all the sheds are 30 feet away from boundary line . second picture I walked around the boundry line to give you an idea how far sheds are inside from boundry line . Let me know if its enough and workable estimate for you .

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

January 18, 2024

Sajjad Khan  
979 Birchwood Ln  
Niskayuna, NY 12309

Dear Mr. Khan,

At its regularly scheduled meeting held on January 17, 2024, the Zoning Board of Appeals ("the Board") reviewed the following case:

Appeal by Sajjad Khan for a variance from Section 220-18 B (3) (b) and Section 220-13 Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 979 Birchwood Lane, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to combine pre-existing sheds into a single accessory structure (chicken coop and run) within the side yard setback. Section 220-18 B (3) (b) states that "the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building." As defined, major accessory structures are "detached accessory buildings or other structures in excess of 120 square feet." When the pre-existing sheds are combined, they measure 394 square feet and become a new major accessory structure. Section 220-13 Schedule I-C establishes a side setback minimum of fifteen (15) feet. As combined, the proposed new chicken coop and run is located zero (0) feet from the side property line. Therefore; a fifteen (15) foot side yard setback variance is required.

It was the decision of the Board to adjourn this case until more accurate information regarding the location of the accessory structure can be reviewed by the Building Department.

The Board based its decision on the findings of fact set forth in the applicant's appeal and the discussion between the applicant (or the applicant's representative) and the Board members during the meeting. You can view a video of the meeting at <https://www.youtube.com/watch?v=4bIVhqVDoqo&list=PLfof9Ej2RfcNoJbueLoRmi35Si39n5hVl&index=41>.

Sincerely,

*John Hoke / LMS*

John Hoke  
Chairperson

cc: Town Clerk, Building Department, ZBA File

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

January 5, 2025

**TO WHOM IT MAY CONCERN:**

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

**DATE: January 17, 2024**

**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 Sajjad Khan for a variance from Section 220-18 B (3) (b) and Section 220-13 Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 979 Birchwood Lane, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to combine pre-existing sheds into a single accessory structure (chicken coop and run) within the side yard setback.

Section 220-18 B (3) (b) states that “the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building.” As defined, major accessory structures are “detached accessory buildings or other structures in excess of 120 square feet.” When the pre-existing sheds are combined, they measure 394 square feet and become a new major accessory structure. Section 220- 13 Schedule I-C establishes a side setback minimum of fifteen (15) feet. As combined, the proposed new chicken coop and run is located zero (0) feet from the side property line. Therefore; a fifteen (15) foot side yard setback 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://niskayuna.org/zba>.

**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](mailto: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**

Received

DEC 13 2023

Niskayuna Building Dept.

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

**TO: ZONING BOARD OF APPEALS**

**FROM: SAJJAD A KHAN**

**RE: Property at 979 Birchwood Ln, Niskayuna NY 12309**

I, SAJJAD A KHAN, the (owner) (agent of the owner) of the property located at 979 Birchwood Ln 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)

NA

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

NA

Additional information as specified by the Zoning Enforcement Officer

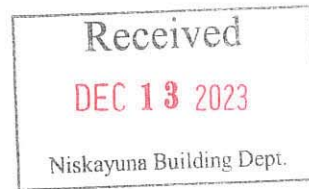
**Signature of Agent:** \_\_\_\_\_ **Date:** 12/11/23

**Signature of Owner (if different from Agent)** Sajjad

**Telephone Number:** 518.480.9646

**Email Address:** Samdecen@Aol.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.

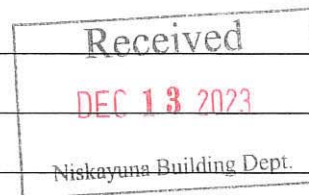
The structure is permanent and moving will required demolition and rebuilding.

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:

It will not affect or change anything to the surrounding or to near by Properties.

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

The sheds are built decades ago, possibly at time meeting code requirement and its not substantial for current requirement.



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 variance will help the environment, help reduce insects, ticks, mosquitoes and will fertilize backyard and help fertilize raised garden beds. Due to more than acre flat parcel for roaming together with acres of tree lines of adjacent properties, no physical or environmental effects on neighborhood and district is possible or even will be visually noticeable in near future.

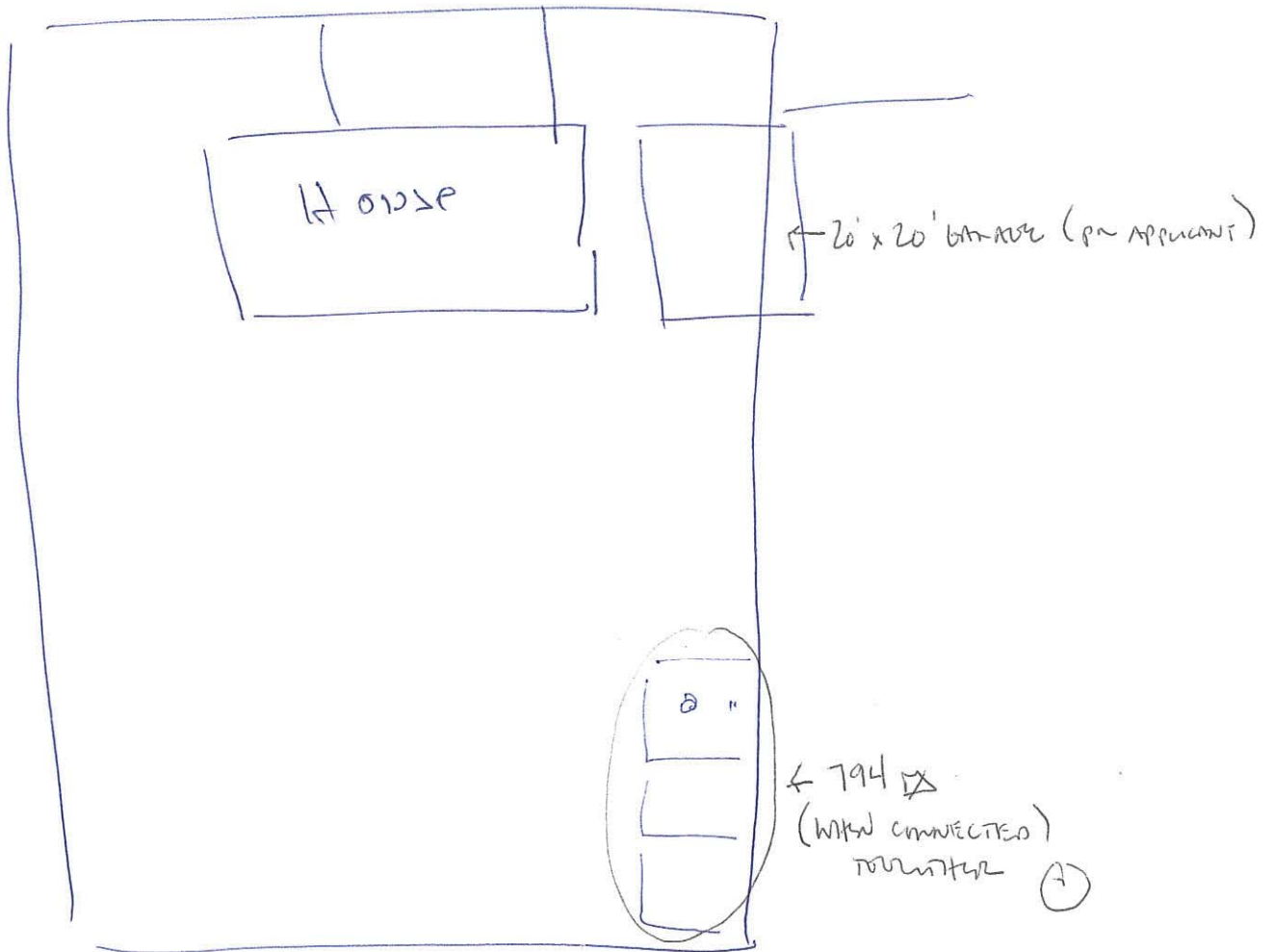
5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

The three existing sheds at end of property were decaying and falling apart and I repaired two of them to use it for garden equipment storage and converted existing structure into chicken run for better use and beautifying the property as summer project with help of my childrens.

Received  
SEP 20 2023  
Niskayuna Building Dept.

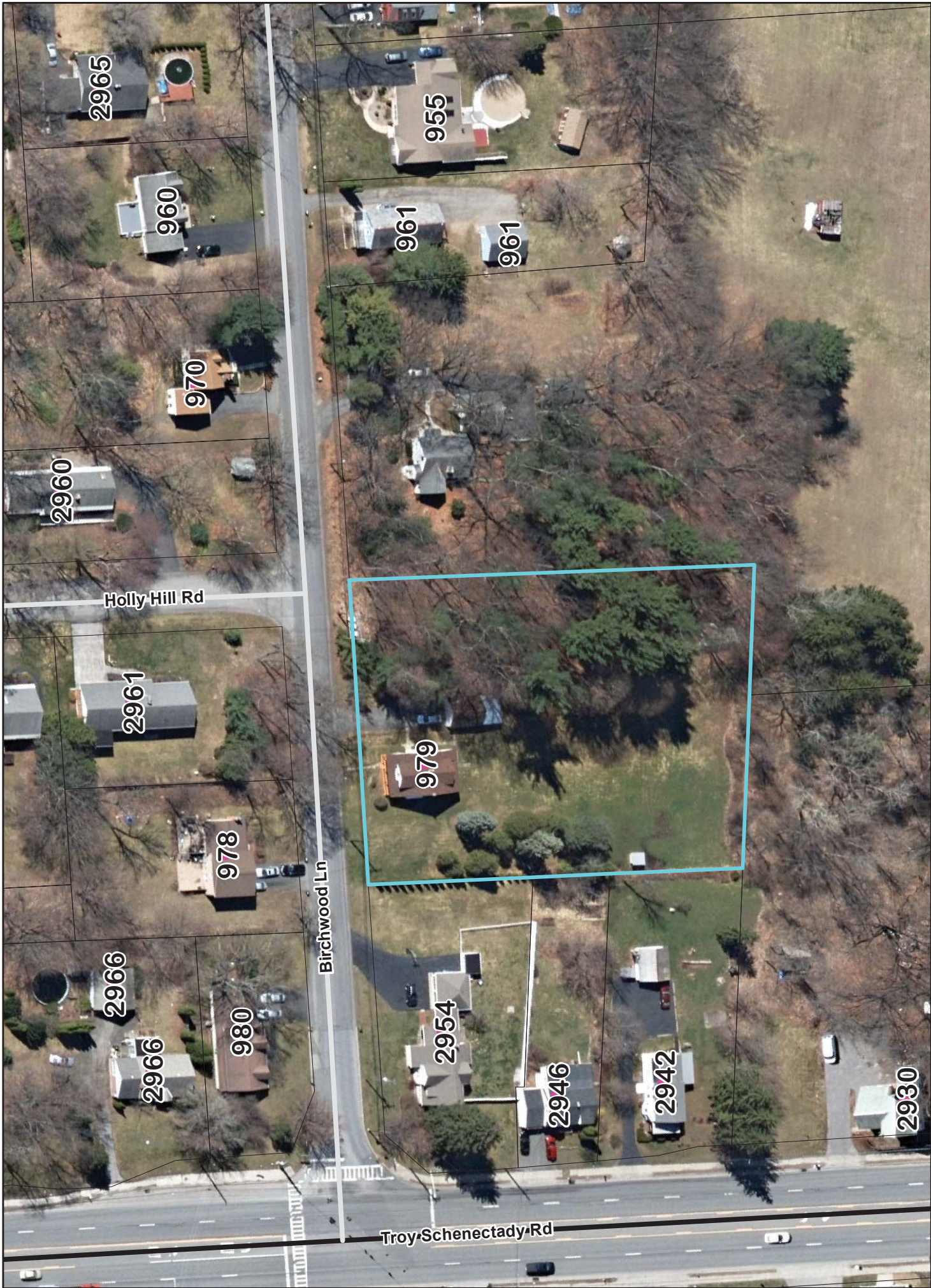
979 Birchwood Ln. Niskayuna

Birchwood





979 Birchwood Ln







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: 979 Birchwood Lane

Application Date: 9/20/23

Sajjad Khan  
979 Birchwood Lane  
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 combine pre-existing sheds on the property noted above, for the purpose of providing a Chicken Coop and Run has been denied by reason of Section 220-18 B (3) (b) and Section 220-13 Schedule I-C, of the Town of Niskayuna Zoning Ordinance. The property is located in the R-2: Medium Density Residential Zoning District.

**Section 220-18 B (3) (b)** states that "the required side and rear yard dimensions for major accessory structures shall be the same as applies to the principal building." As defined, major accessory structures are "detached accessory buildings or other structures in excess of 120 square feet." The sheds, combined into a single shed (structure), measures 394 square feet, and is a major accessory structure. **Section 220-13 Schedule I-C** establishes a side setback minimum of fifteen (15) feet. As combined, the single shed (structure) is located zero (0) feet from the side property line. Therefore; a fifteen (15) foot side yard setback 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.

10/11/23  
Date

  
Thomas J. Cannizzo  
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 # C23-007

Received

SEP 20 2023

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** 979 Birchwood Ln. Niskayuna NY 12309  
**DESCRIBE WORK APPLIED FOR** Adding home

**ESTIMATED VALUE OF ALL WORK (labor and materials):**

**TOTAL \$** 350.00

**Please submit three copies of the plans with this application.**

**APPLICANT** SAJJAD A KHAN

**DAY PHONE** 518-480-9646

**CHECK ONE:** ☐ **CONTRACTOR**

☒ **HOMEOWNER**

☐ **OTHER (explain)** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY** \_\_\_\_\_

**STATE** \_\_\_\_\_

**ZIP** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_

**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** SAJJAD A KHAN

**DAY PHONE** 518-480-9646

**ADDRESS (if different than above)** \_\_\_\_\_

**CITY** \_\_\_\_\_

**STATE** \_\_\_\_\_

**ZIP** \_\_\_\_\_

**EMAIL ADDRESS** Sam.decento@aol.com

**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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Notary Public, State of New York

\_\_\_\_\_  
Date

---

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(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 \_\_\_\_\_

# ACCESSORY STRUCTURE SUPPLEMENT TO PERMIT APPLICATION

Plans (three copies) and all of the following information are required with accessory structure permit applications.

- a. Address of property 979 Birchwood Ln Niskayuna
- b. Size of accessory structure 10 x 12
- c. Distance to property lines:
- Side 1 on Property Line \*  $\swarrow$
- Side 2 \_\_\_\_\_
- Rear 150 - 200 Feet
- Other \_\_\_\_\_
- d. Are there any other accessory structures on the property?
- Fence yes ☒ no ☐ height \_\_\_\_\_
- Shed yes ☒ no ☐ size 10 x 15 Connect to Coop and run
- Swimming Pool yes ☐ no ☐ size 8 x 8 12 x 15
- Other yes ☐ no ☐ size Garage 20 x 20
- e. Height of accessory structure 8 Feet
- f. Type of foundation for structure (if any) wood and shingles



Assessor's report says  $2 + 1 = 3$  (1940's) ac.

Zoning District	maximum total coverage of accessory structures	side & rear setback if 120 sq. ft. or less	side setback	rear setback	setback to a street
R-R	NA	5 feet	35 feet	40 feet	no closer than wall of house
R-1	2,250 sq. ft. or less if lot is less than 18,000 sq. ft.	5 feet	20 feet	25 feet	no closer than wall of house
R-2, R-3 or R-P	1,350 sq. ft. or less if lot is less than 9,000 sq. ft.	5 feet	15 feet	20 feet	no closer than wall of house

Applicant's Signature: \_\_\_\_\_

Date: 09.20.23

(For office use only)

Area of lot \_\_\_\_\_

Maximum accessory structure coverage allowed \_\_\_\_\_

Total accessory structure coverage actual 794 sq. ft.

Maximum lot coverage allowed 2000

Total lot coverage actual 2000



### CHICKEN SUPPLEMENT TO PERMIT APPLICATION

Plans (three sets) and all of the following information are required with chicken supplement permit applications.

a. Address of property 979 Birchwood Ln, Niskayuna NY 12309

b. Number of hens: 6

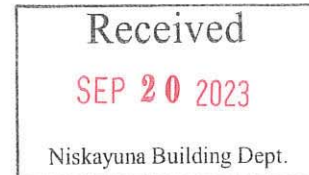
c. Distance of hen enclosure to adjoining residential dwelling (minimum of twenty-five (25) feet required):

Side 1 300

Side 2 \_\_\_\_\_

Rear 250 Feet

Other \_\_\_\_\_



d. Minimum size calculations of enclosure and run:

Enclosure - number of hens 6 multiplied by 3 square feet equals 18 square feet

Run - number of hens 6 multiplied by 10 square feet equals 60 square feet

e. Measurements of enclosure and run

Enclosure 6 feet wide x 7 feet length ✓ 42 ✓

Run 10 feet wide x 12 feet length ✓ 120 ✓

f. Type of hen run

Old Existed shed is repaired and closed with hardware fence and turned into run.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

09.11.23

(For office use only)

Area of lot \_\_\_\_\_

Maximum accessory structure coverage allowed \_\_\_\_\_

Total accessory structure coverage actual 794 sq ft

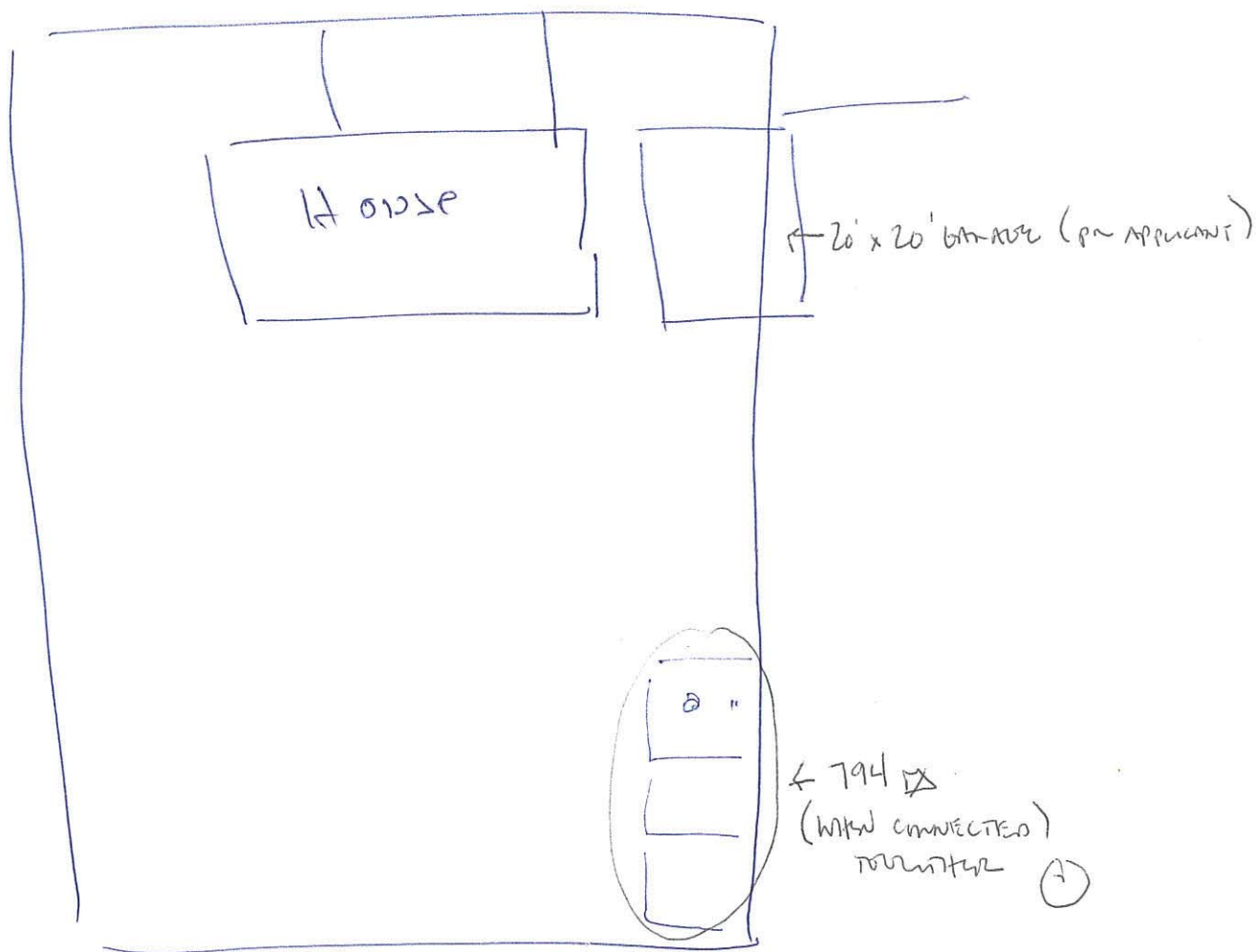
Maximum lot coverage allowed 1200 sq ft

Total lot coverage actual 1200 sq ft

Received  
SEP 20 2023  
Niskayuna Building Dept.

979 Birchwood Ln. Niskayuna

Birchwood





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

February 2, 2024

**TO WHOM IT MAY CONCERN:**

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

**DATE: February 14, 2024**

**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 Nicholas Daniels, agent, for a variance from Section 220-15 B (3) and Section 220-13 Schedule I-A of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 40 Williams Street, Niskayuna, New York, located in the R-R: Rural Residential Zoning District, to construct a new single-family dwelling which exceeds the maximum coverage of the lot and is partially within the front and side yard setbacks.

**Section 220-15 B (3)** states that no structure shall be constructed on a nonconforming lot unless it shall have front and rear yards conforming to the minimums required for the district in which it is located. As proposed, the new single-family dwelling does not have a front yard which conforms with the minimums required for the district. Therefore, a variance from this section is required.

**Section 220-13 Schedule I-A** establishes a maximum lot coverage by building and structures of 10%, a front yard setback minimum of 55 feet and a side yard minimum of 35 feet. As proposed, lot coverage by building and structures is 13%, the house will be 27.1 feet from the front property line, 18.3 feet from the right-side property line and 25 feet from the left-side property line. Therefore, a 3% lot coverage variance is required, a 27.9 foot front yard setback variance is required, and both a 16.7 foot (right) side yard setback variance and a 10 foot (left) side yard setback variance, are 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://niskayuna.org/zba>.

**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](mailto: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:** Nicholas Daniels, P.E for the Owner

**RE: Property at** 40 Williams Street

I, Nicholas Daniels, P.E for the Owner, the (owner) (agent of the owner) of the property located at 40 Williams Street 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 1/13/24

Signature of Owner (if different from Agent) 

Telephone Number: 518-459-3096

Email Address: nicholas@hhershberg.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.

The benefit sought by the applicant cannot be achieved by other feasible means. The property is an undersized, non-conforming lot that does not allow for suitable building footprints without area variances. The Owner did not explore purchasing neighboring lands to make the property more conforming as these lands are currently occupied.

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:

Granting the variance will not create an undesirable change in the character of the neighborhood.

Williams Street consists of single family homes on similar undersized, non-conforming lots. The proposed single family home will be consistent to that of neighboring properties. Furthermore, the property is overgrown with vegetation, and granting the variance will allow this to be cleaned up for a better street appeal.

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

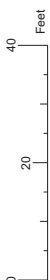
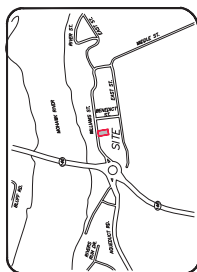
The variance is not substantial. The variance requested would allow the single family home to be constructed at similar locations of neighboring buildings in relation to their lots.

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:

Similar to the response in item 2, the variance will allow the construction of a single family home that is consistent with the neighborhood of single family homes on similar, undersized non-conforming lots. The variance will also allow an overgrown lot to be cleaned up for better street appeal. A single family home will not have an adverse effect on the public infrastructure or environment.

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 difficulty, in the opinion of the engineer, is not self-created. The existing property is non-conforming to the minimum lot size requirements outlined in the Rural-Residential District. Along with the minimum yard dimensions, the zoning creates difficulties for new construction on existing, non-conforming properties.



ZONING INFORMATION	
RURAL RESIDENTIAL DISTRICT (SINGLE-FAMILY DWELLING)	
MINIMUM LOT SIZE	80,000 SQUARE FEET
MINIMUM LOT WIDTH	200 FEET
MINIMUM LOT DEPTH	200 FEET
MINIMUM FRONT YARD	55 FEET
MINIMUM SIDE YARD	35 FEET
MINIMUM REAR YARD	40 FEET
MINIMUM PERCENTAGE OF COVERAGE BY BUILDING AND STRUCTURES	10%

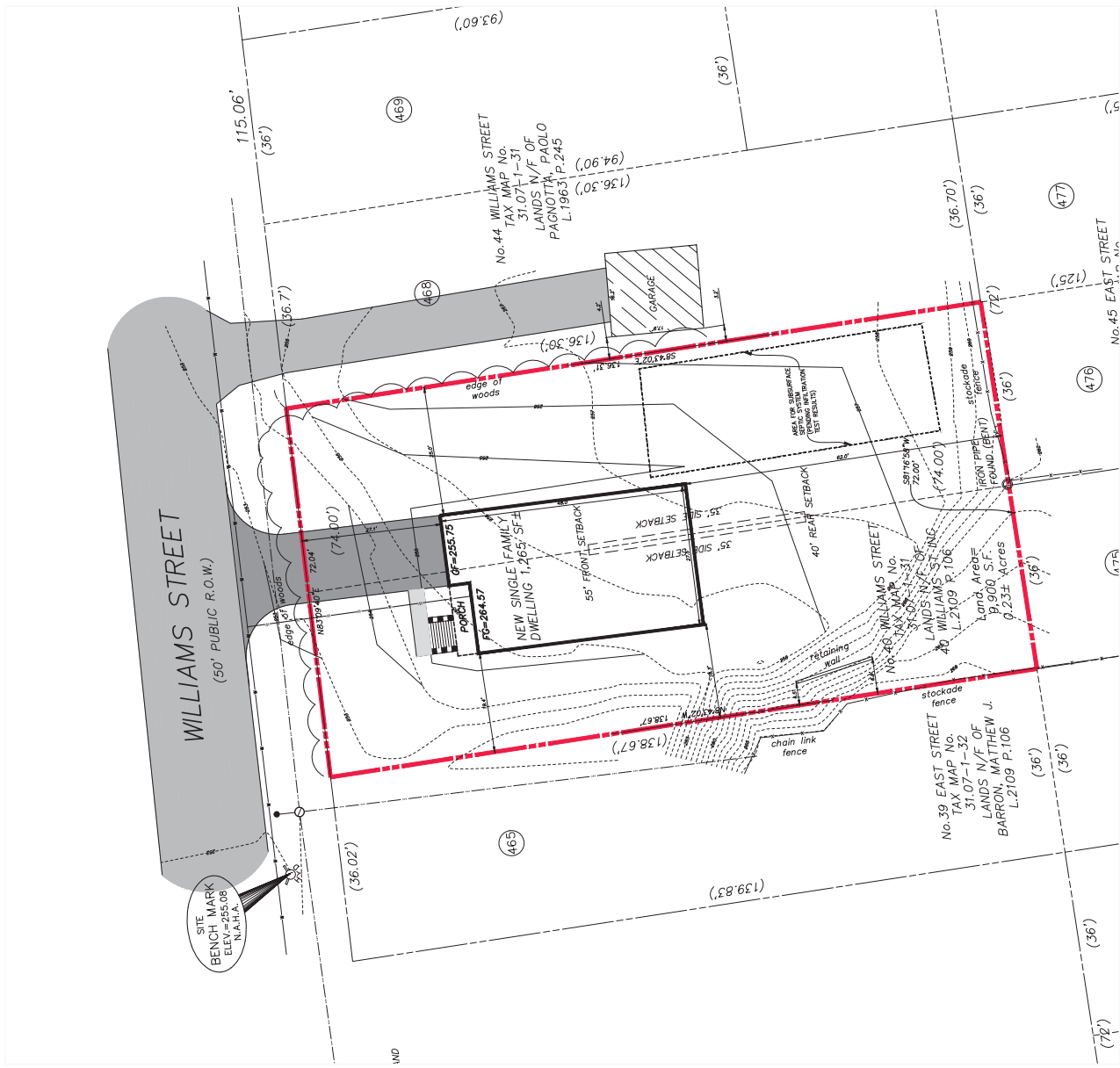
PROPOSED SITE COVERAGE STATISTICS		
description	s.f.	%
gross site area	9,500	0.23
impermeable area	1,767	0.04
existing coverage	1,265	0.03
new pavement/sidewalk coverage	502	0.01
parking area	8,113	0.19
		82.6

## GENERAL WATER

1. UNAUTHORIZED ALTERATION OF, ADDITION TO, OR DELETION FROM ANY INFORMATION CONTAINED ON THIS SURVEY MAY BE PENALIZED UNDER STATE SEAL ACT, A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY ARE VALID. ANY COPIES OF THIS SURVEY WITH AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
3. THIS SURVEY WAS PREPARED FOR THE PARTIES AND IS VALID FOR THE PURPOSES OF THE SURVEY. ANY USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE FROM THE BOARD OF PARAGONS V. MCCORMICK, LICENSE NO. 049481.
4. SUBSTANCE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. THIS SURVEY IS SUBJECT TO WHATEVER PARTS OF ANY INSTRUMENT OR DOCUMENT OF TITLE MAY SHOW.

## MAP REFERENCES

A MAP ENTITLED "MAP OF BUILDINGS, LOTS FOR LEM BENEDICT" CREATED BY EMMETT BLESSING, DATED DECEMBER 1907, AND FILED THE SCHOENETADY COUNTY CLERK'S OFFICE AS MAP No.A-209.





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

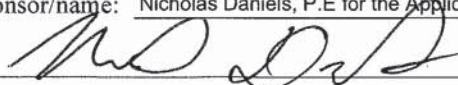
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: 40 Williams Street Area Variance							
Project Location (describe, and attach a location map): 40 Williams Street, Niskayuna, NY 12309							
Brief Description of Proposed Action:  The Applicant proposes to construct a single family dwelling at this property. To construct the dwelling, the Applicant is requesting area variances for front and side yard setbacks as well as lot coverage by building. The existing property is an undersized, non-conforming lot with respect to the Rural Residential zoning district and is similar to the single family dwelling properties located along Williams Street							
Name of Applicant or Sponsor:  Markeith Mills		Telephone: 518-210-6903  E-Mail: zonek089@gmail.com					
Address:  204 Second Street							
City/PO: Albany		State: NY	Zip Code: 12210				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Niskayuna Zoning Board of Appeals Approval, Town of Niskayuna Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ 0.23 acres b. Total acreage to be physically disturbed? _____ 0.18 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.23 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Private septic system will be utilized. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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? Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Nicholas Daniels, P.E for the Applicant</u> Date: <u>1/16/24</u> Signature: <u></u> Title: <u>Partner</u>		

31.7-1-1

Williams St

31.7-1-29

31.7-1-30

31.7-1-40

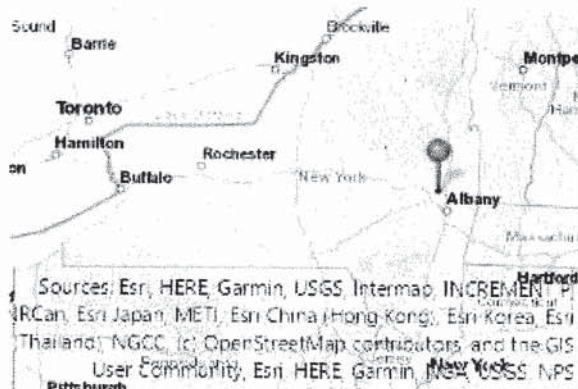
Niskayuna  
31.7-1-31

31.7-1-33

31.7-1-32

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri  
China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri  
Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



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: 40 Williams Street**

**Application Date: 12/4/23**

40 Williams Street, Inc  
40 Williams Street  
Niskayuna, NY 12309

Dear Sirs:

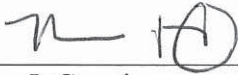
You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to construct a new single-family dwelling on the property noted above has been denied by reason of Section 220-15 B (3) and Section 220-13 Schedule I-A of the Town of Niskayuna Zoning Ordinance. The property is located in the R-R: Rural Residential Zoning District.

**Section 220-15 B (3)** states that no structure shall be constructed on a nonconforming lot unless it shall have front and rear yards conforming to the minimums required for the district in which it is located. As proposed, the new single-family dwelling does not have a front yard which conforms with the minimums required for the district. Therefore, a variance from this section is required.

**Section 220-13 Schedule I-A** establishes a maximum lot coverage by building and structures of 10%, a front yard setback minimum of 55 feet and a side yard minimum of 35 feet. As proposed, lot coverage by building and structures is 13%, the house will be 27.1 feet from the front property line, 18.3 feet from the right-side property line and 25 feet from the left-side property line. Therefore, a 3% lot coverage variance is required, a 27.9 foot front yard setback variance is required, and both a 16.7 foot (right) side yard setback variance and a 10 foot (left) side yard setback variance, are 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.

11/11/24  
Date

  
Thomas J. Cannizzo  
Zoning Enforcement Officer



420 for 764

Application # B23-763



**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](mailto: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** 40 Williams St Niskayuna NY 12309

**DESCRIBE WORK APPLIED FOR** To build a home

**ESTIMATED VALUE OF ALL WORK (labor and materials):**

**TOTAL \$** 300,000.00

**Please submit three sets of plans with this application.**

**APPLICANT** 40 Williams St

**DAY PHONE** (518) 210-6903

**CHECK ONE:**

☐

CONTRACTOR

☒

HOMEOWNER

☐

OTHER (explain) \_\_\_\_\_

**ADDRESS** 40 Williams St

**CITY** Niskayuna

**STATE** Ny

**ZIP** 12309

**EMAIL ADDRESS** Zonek089@gmail.com

**CONTRACTOR** 204 Second St LLC

**DAY PHONE** (518) 210-6903

**ADDRESS** 204 Second St

**CITY** Albany

**STATE** Ny

**ZIP** 12210

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** 40 Williams

**DAY PHONE** (518) 210-6903

**ADDRESS (if different than above)** \_\_\_\_\_

**CITY** Niskayuna

**STATE** Ny

**ZIP** 12309

**PLEASE SIGN Page 2**



The applicant has reviewed and fully understands the requirements and conditions listed on this application. Article II, Section 75.5B 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.**

The undersigned hereby swears that the information provided on this application is true, correct and accurate.

Sworn to me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_



Signature of Applicant

40 Williams St Inc

Printed Name

11/27/2023

Date

Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS 40 Williams St Niskayuna NY 12309

KNOWN EASEMENTS: \_\_\_\_\_ WATER \_\_\_\_\_ SEWER \_\_\_\_\_ DRAINAGE \_\_\_\_\_ OTHER

PERMIT FEE DUE \$ \_\_\_\_\_ BASED ON \_\_\_\_\_

COMMENTS \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ SECTION-BLOCK-LOT \_\_\_\_\_

REQUIRED INSPECTIONS:

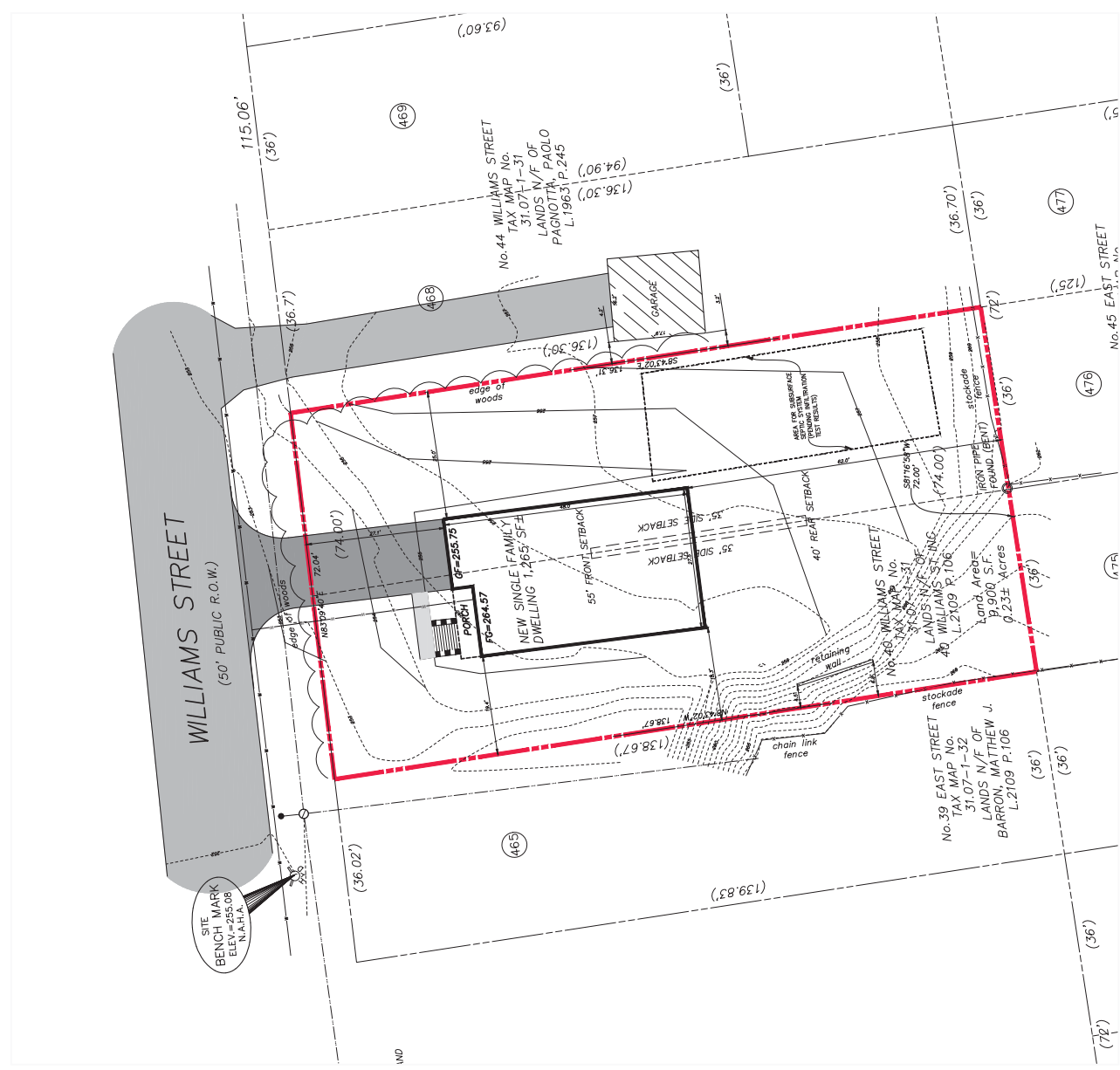
- \_\_\_\_\_ 1. FOOTING FORMS AND REINFORCING PRIOR TO POURING OF CONCRETE
- \_\_\_\_\_ 2. FOUNDATION LOCATION PROVIDED AND STONE DRIVEWAY BASE INSTALLED PRIOR TO FOUNDATION INSPECTION
- \_\_\_\_\_ 3. FOUNDATION WALL AND DRAIN TILE INCLUDING LATERAL PRIOR TO BACKFILLING
- \_\_\_\_\_ 4. FIREPLACE INSPECTION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

APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_



#### MAP REFERENCES



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

February 2, 2024

**TO WHOM IT MAY CONCERN:**

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

**DATE: February 14, 2024**

**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 Innesa Sarkisova and Yuriy Raskin, for a variance from Section 220-18 B (2) and Section 220-18 B (3) (c) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 15 Bergen Place, Niskayuna, New York, located in the R-3 High Density Residential Zoning District, to install a 7' x 7' shed which exceeds the number of allowable accessory structures on a lot and is partially within the side yard setback.

**Section 220-18 B (2)** states that “there shall not be more than three (3) accessory structures on a lot.” Currently the property has a fence, swimming pool, and pavilion. As proposed, the shed would be a fourth (4<sup>th</sup>) accessory structure; therefore, a variance for one (1) additional accessory structure is required.

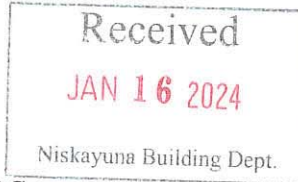
**Section 220-18 B (3) (c)** states that minor accessory structures, which are defined as structures 120 square feet in area or less, are not permitted closer than five (5) feet to the side and rear lot lines. As proposed, the shed is located one (1) foot from the side lot line. A four (4) foot side yard setback 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://niskayuna.org/zba>.

**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](mailto: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:** Yuriy Raskin, Innessa Sarkisova

**RE: Property at** 15 Bergen Pl, Niskayuna, NY 12309  
**Section** \_\_\_\_\_ **Block** \_\_\_\_\_ **Lot** \_\_\_\_\_

I, Yuriy Raskin, the (owner) (agent of the owner) of the property located at 15 Bergen Pl, 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**

- ☒ Fifteen (15) copies of plot plans
- ☐ NA Two (2) copies 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: \_\_\_\_\_ Date 1/15/2024  
Signature of Owner (if different from Agent) [Signature]  
Telephone Number: 518-376-8549





**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.

*It is the most convenient location to access  
a lawn mower, snow blower and pool  
equipment*

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:

*The shed will be located inside of fenced  
property and not visible for neighbors*

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

If shed moved 5 ft away from property line it will block the entrance gate

Received

JAN 16 2024

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:

It will not affect the look of the neighborhood or district

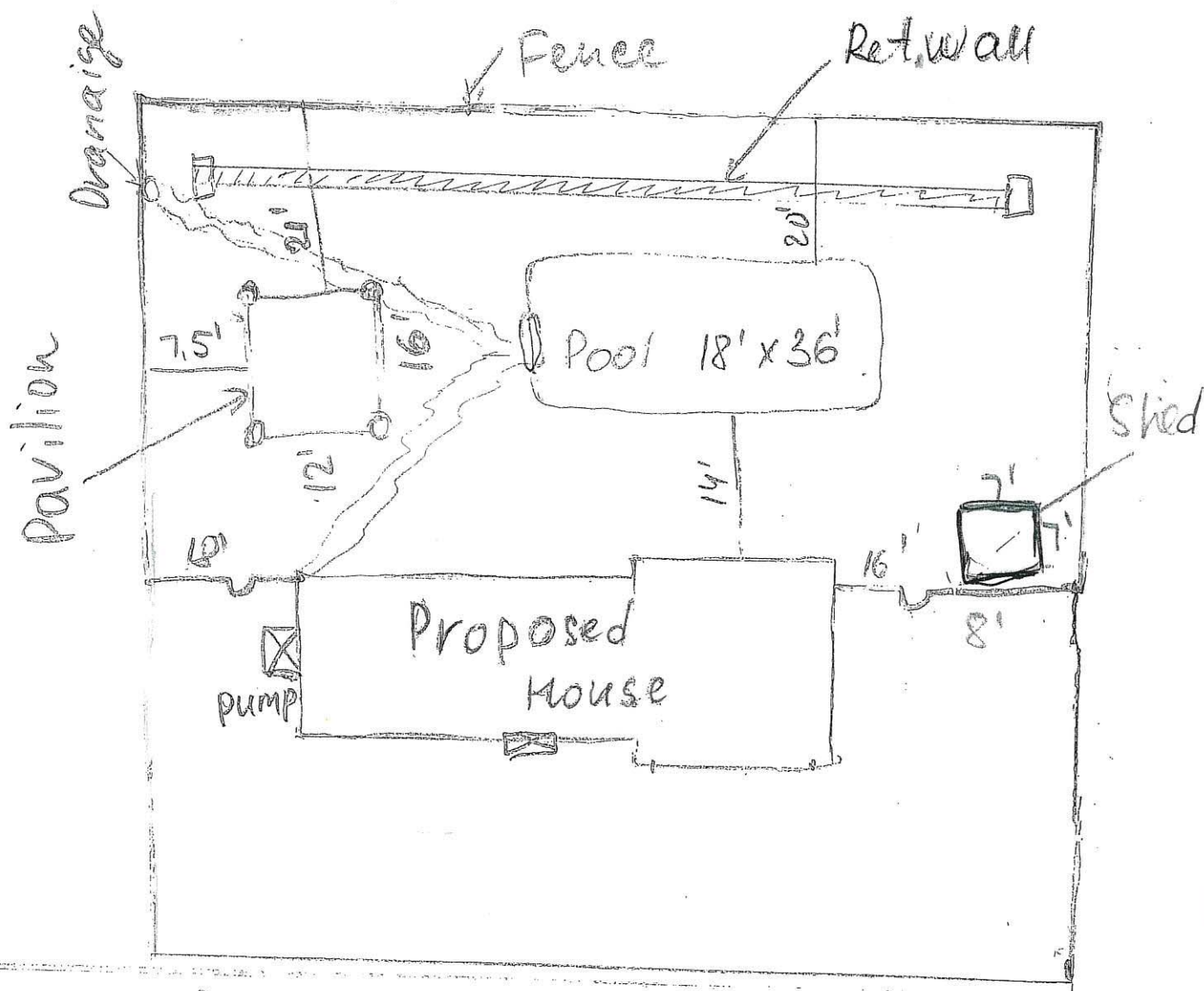
5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

Was not self-created

Yuriy Raskin

15 Bergen Pl

Niskayuna, NY 12309



Bergen Place

Received

JAN 16 2024

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: 15 Bergen Place**

**APPLICATION DATE: 1/3/24**

January 4, 2024

Yuriy Raskin  
15 Bergen Place  
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 install a 7' x 7' shed on the property noted above has been denied by reason of Section 220-18 B (2) and Section 220-18 B (3) (c). The property is located in the R-3 High Density Residential Zoning District.

Section 220-18 B (2) states that "there shall not be more than three (3) accessory structures on a lot." Currently the property has a fence, swimming pool, and pavilion. As proposed, the shed would be a fourth (4<sup>th</sup>) accessory structure; therefore, a variance for one (1) additional accessory structure is required.

Section 220-18 B (3) (c) states that minor accessory structures, which are defined as structures 120 square feet in area or less, are not permitted closer than five (5) feet to the side and rear lot lines. As proposed, the shed is located one (1) foot from the side lot line. A four (4) foot side yard setback 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 within 60 days.

1/11/24  
Date

Ken Hassett / JMD  
Ken Hassett  
Building Inspector



Hand FR 7/24

Application # B24-006



## 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](mailto:building@niskayuna.org)

Received

JAN - 3 2024

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 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** 15 Bergen Place, Niskayuna NY, 12309

**DESCRIBE WORK APPLIED FOR** 7' x 7' Shed

**ESTIMATED VALUE OF ALL WORK (labor and materials):** \_\_\_\_\_

**TOTAL \$** \_\_\_\_\_

**Please submit three sets of plans with this application.**

**APPLICANT** Yuriy Raskin

**DAY PHONE** 518-376-8549

**CHECK ONE:**

☐

CONTRACTOR

☒

HOMEOWNER

☐

OTHER (explain) \_\_\_\_\_

**ADDRESS** 15 Bergen Place

**CITY** Niskayuna

**STATE** NY

**ZIP** 12309

**EMAIL ADDRESS** yur4ik75@gmail.com

**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** Yuriy Raskin

**DAY PHONE** 518-376-8549

**ADDRESS (if different than above)** \_\_\_\_\_

**CITY** \_\_\_\_\_

**STATE** \_\_\_\_\_

**ZIP** \_\_\_\_\_


**PLEASE SIGN Page 2**

The applicant has reviewed and fully understands the requirements and conditions listed on this application. Article II, Section 75.5B 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.**

The undersigned hereby swears that the information provided on this application is true, correct and accurate.

Sworn to me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

  
Signature of Applicant

Yuriy Hasulin  
Printed Name

1/13/24  
Date

Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS 15 Bergen Place, Niskayuna NY, 12309

KNOWN EASEMENTS: \_\_\_\_\_ WATER \_\_\_\_\_ SEWER \_\_\_\_\_ DRAINAGE \_\_\_\_\_ OTHER

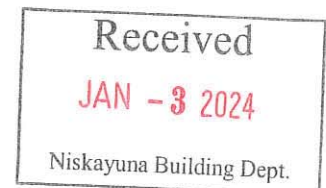
PERMIT FEE DUE \$ \_\_\_\_\_ BASED ON \_\_\_\_\_

COMMENTS \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ SECTION-BLOCK-LOT \_\_\_\_\_

REQUIRED INSPECTIONS:

- \_\_\_\_ 1. FOOTING FORMS AND REINFORCING PRIOR TO POURING OF CONCRETE
- \_\_\_\_ 2. FOUNDATION LOCATION PROVIDED AND STONE DRIVEWAY BASE INSTALLED PRIOR TO FOUNDATION INSPECTION
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- \_\_\_\_ 11. FINAL BUILDING INSPECTION
- \_\_\_\_ 12. FINAL GRADING AND SOIL EROSION CONTROL
- \_\_\_\_ 13. (ADDITIONAL INSPECTIONS) \_\_\_\_\_



APPROVED BY \_\_\_\_\_

DATE \_\_\_\_\_

# ACCESSORY STRUCTURE SUPPLEMENT TO PERMIT APPLICATION

Plans (three sets) and all of the following information are required with accessory structure permit applications.

- a. Address of property 15 Bergen Pl, Niskayuna, NY 12309
- b. Size of accessory structure Shed 7'x7'
- c. Distance to property lines:
- Side 1 1'
- Side 2 1'
- Rear 44'
- Other \_\_\_\_\_
- d. Are there any other accessory structures on the property?
- Fence yes ☒ no ☐ height 6'
- Shed yes ☐ no ☐ size \_\_\_\_\_
- Swimming Pool yes ☒ no ☐ size 18'x36'
- Other yes ☒ no ☐ size 12'x16 (Pavilion)
- e. Height of accessory structure 8.6'
- f. Type of foundation for structure (if any) \_\_\_\_\_

Zoning District	maximum total coverage of accessory structures	side & rear setback if 120 sq. ft. or less	side setback	rear setback	setback to a street
R-R	NA	5 feet	35 feet	40 feet	no closer than wall of house
R-1	2,250 sq. ft. or less if lot is less than 18,000 sq. ft.	5 feet	20 feet	25 feet	no closer than wall of house
R-2, R-3 or R-P	1,350 sq. ft. or less if lot is less than 9,000 sq. ft.	5 feet	15 feet	20 feet	no closer than wall of house

Applicant's Signature: \_\_\_\_\_

Date: 1/2/2024

(For office use only)

Area of lot 12,336 sq. ft.

Maximum accessory structure coverage allowed 1,350 sq. ft.

Total accessory structure coverage actual 889 sq. ft.

Maximum lot coverage allowed (30%) 3,701 sq. ft.

Total lot coverage actual 2,549 sq. ft.

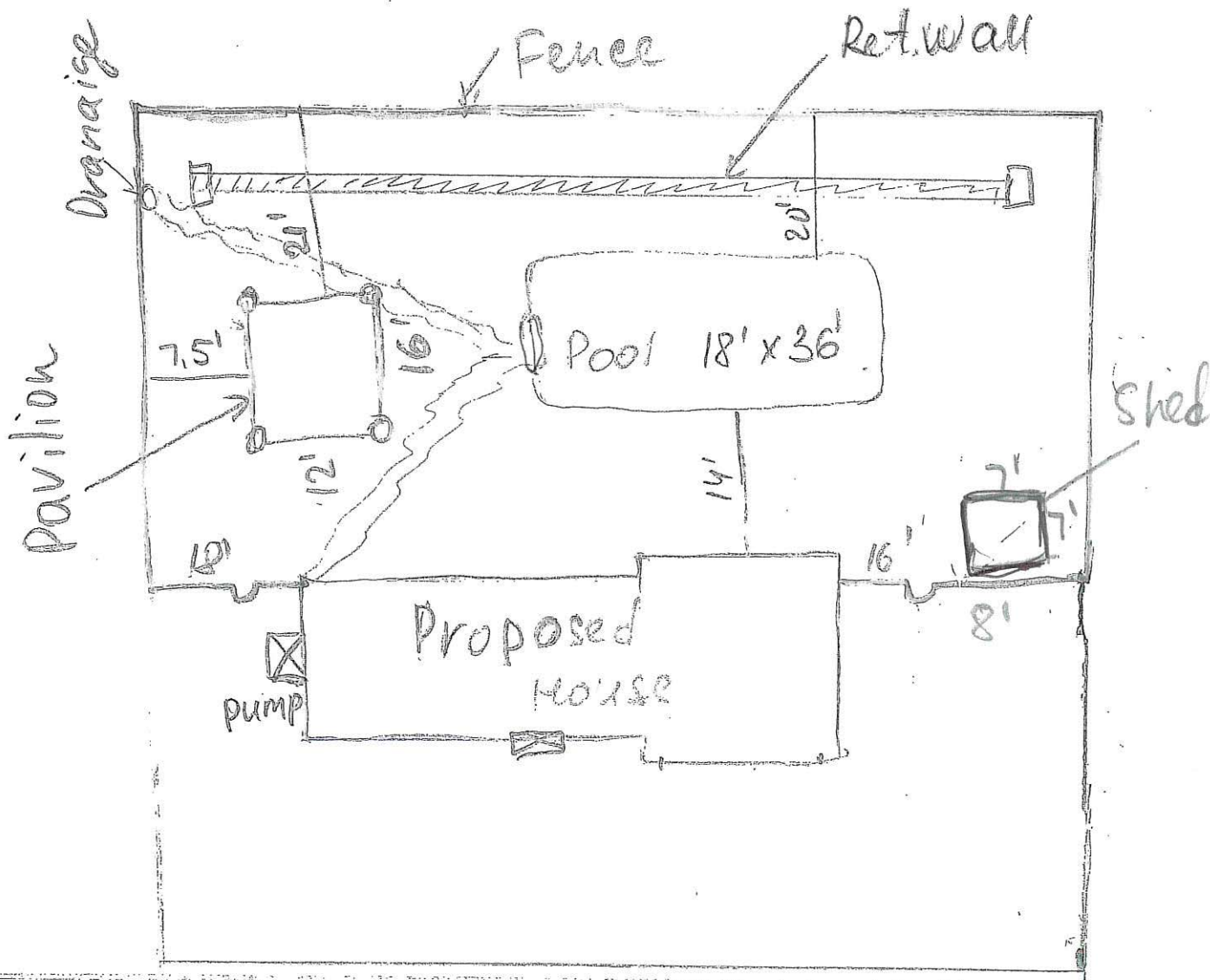
Received

JAN -3 2024

Niskayuna Building Dept.



Yuriy Raskin  
15 Bergen Pl  
Niskayuna, NY 12309



Bergen Place

Received

JAN - 3 2024

Niskayuna Building Dept.



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123C



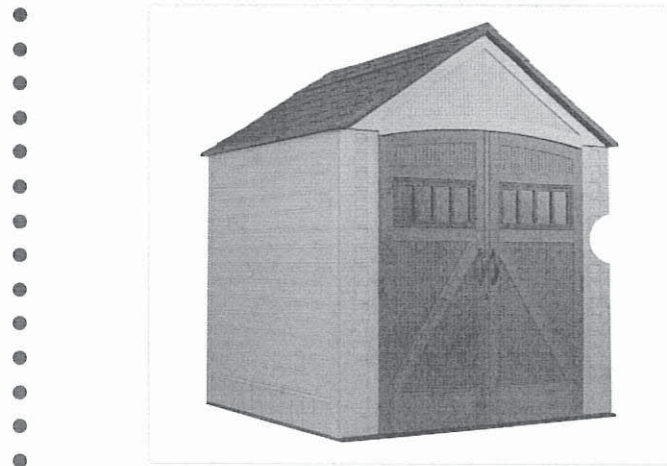
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Rubbermaid 7-ft x 7-ft Roughneck Resin Storage Shed (Floor Included)

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Rubbermaid Roughneck shed is designed to look great in your backyard and withstand all weather conditions  
Tough, double-walled construction and an impact -resistant floor protects items from inclement weather, moisture, and sun damage  
Large interior footprint is ideal for storing large outdoor equipment and tools

**Common Exterior Size (W x L): 7-ft x 7-ft**

7-ft x 3-ft

7-ft x 7-ft

7-ft x 10-ft

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Selected

Selected



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

February 2, 2024

**TO WHOM IT MAY CONCERN:**

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

**DATE: February 14, 2024**

**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 Scott Kalm, 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 1381 Myron Street, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, construct an addition on the property partially within the side yard setback.

**Section 220-13, Schedule I-C** requires a side yard setback of fifteen (15) feet. The existing house is twenty-five (25) feet from the side property line. As proposed, the addition will be nine (9) feet from the side property line; therefore, a six (6) foot side yard setback 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://niskayuna.org/zba>.

**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](mailto: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:** SCOTT KALM

**RE: Property at** 1381 MYRON ST

Received

JAN 16 2024

Niskayuna Building Dept.

I, SCOTT KALM, the (owner) (agent of the owner) of the property located at 1381 MYRON 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 1.12.24

Signature of Owner (if different from Agent) \_\_\_\_\_

Telephone Number: 518/470-4220

Email Address: SCOTTKALM7@GMAIL.COM

Town of Niskayuna

Zoning Board of Appeals

RE: Area variance request

1381 Myron St



Dear Board Members,

I would like to address the reasons for this area variance appeal. My wife and I have lived in our home for 32 years. We raised our two daughters here. We love our neighborhood and plan to stay for the foreseeable future. During our time here, we've struggled with the space of our home. Our hundred-year-old house was oddly designed with too many wall openings, small rooms, one-bathroom, inadequate closet space, poor layout flow, a dungeon basement, etc. We managed over the years because financially, we had to. But, we made it work. Fast forward to today, my older daughter is married and expecting a child, my younger daughter is getting married this year and is eager to start her family. So, this once small unit has grown and will continue to grow. We want to be able to accommodate everyone for dinner, which we cannot do now. We want our visitors to have sleeping and bathroom space which is very difficult with the one bathroom. And finally, I'd like my wife to have the things that she's had to without, a larger, newer kitchen to cook for our growing clan, a master bedroom with a full bath and a laundry area out of the cold basement.

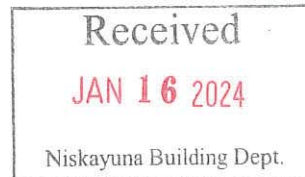
I'm aware that none of the above constitutes a reason to grant a variance, I just wanted you to know what has driven the request.

Thank you,

Scott Kalm



**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 CONSIDERED A DESIGN WHICH WOULD COMPLY WITH THE  
SETBACK REQUIREMENT, BUT THE RESULTING INTERIOR  
SPACE DID NOT MEET OUR INTENDED DESIRED USE.  
I ALSO CONSIDERED A LOT LINE ADJUSTMENT, BUT THAT  
WOULD CREATE NON-CONFORMITY TO THE ADJACENT  
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:

THE PROPOSED ADDITION WILL BE DESIGNED TO MATCH  
THE EXISTING CHARACTERISTICS OF THE EXISTING HOUSE,  
I.E, MATERIALS, COLOR, WINDOWS, ETC. IT WILL BLEND  
IN NICELY WITH THE ARCHITECTURAL STYLES OF THE  
NEIGHBORHOOD.

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

I DON'T REALLY KNOW WHAT CONSTITUTES A  
SUBSTANTIAL VARIANCE, BUT I DON'T THINK A  
SIX FOOT VARIANCE WOULD BE SUBSTANTIAL

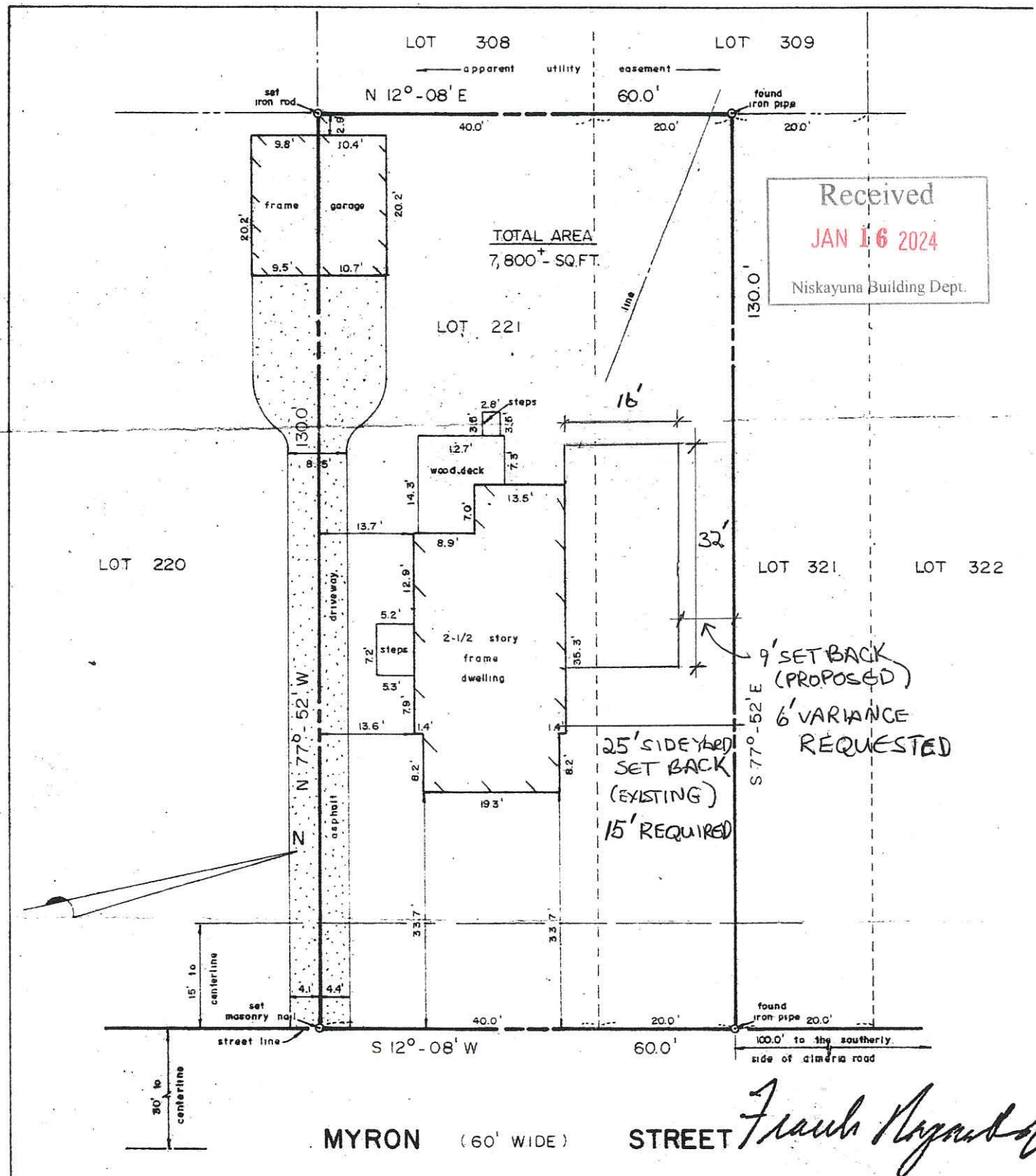
	Received	
	JAN 16 2024	
	Niskayuna Building Dept.	

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 VARIANCE WOULD NOT HAVE AN ADVERSE PHYSICAL  
OR ENVIRONMENTAL IMPACT THAT I CAN SEE DUE TO  
ITS LOCATION ON THE SIDE OF MY HOUSE AND SET  
BACK FROM THE FRONT. ALSO, THE ARCHITECTURAL  
IMPACT WOULD BE NEGLIGIBLE.

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:

I HAVE TO CONFESS THAT <sup>THE</sup> DIFFICULTY IS SELF-CREATED  
BY MY DESIRE TO ADD MUCH NEEDED SPACE TO MY HOME,  
I'VE LIVED HERE IN THIS HOUSE FOR 32 YEARS AND HAVE  
STRUGGLED WITH THE SPACE THE ENTIRE TIME.



#### MAP REFERENCES

MAP NO.1 OF LOTS IN THE TOWN OF NISKAYUNA BELONGING TO THE MOHAWK HOME SITE CO., DATED DEC., 1906 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON AUGUST 23, 1907 IN BOOK 18 OF MAPS, PAGE 525.

MAP NO.6 SHOWING LOTS IN THE TOWN OF NISKAYUNA, BELONGING TO THE BOULEVARD HOME SITE CO. AND MOHAWK HOME SITE CO., DATED NOV. 4, 1907 AND FILED IN THE SCHENECTADY COUNTY CLERK'S OFFICE ON NOV. 12, 1907 IN BOOK 7, PAGE 20 2.

#### CERTIFICATION

I HEREBY CERTIFY THIS SURVEY TO STATEWIDE FUNDING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AMERICAN TITLE INSURANCE COMPANY, JEFFREY L. THOMAS AND JUDITH ANN THOMAS.

Frank Rayant, Jr.

N.Y.S.P.E. & L.S. 32135







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: 1381 Myron Street**

**Application Date: 1/8/24**

Scott Kalm  
1381 Myron Street  
Niskayuna, N.Y. 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 construct an addition 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 requires a side yard setback of fifteen (15) feet. The existing house is twenty-five (25) feet from the side property line. As proposed, the addition will be nine (9) feet from the side property line; therefore, a six (6) foot side yard 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.

1/11/24

Date

Ken Hassett / LMS

Zoning Enforcement Officer



2BA

Application # B24-010



## 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](mailto:building@niskayuna.org)

Received

JAN - 8 2024

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** 1381 MYRON ST

**DESCRIBE WORK APPLIED FOR** 2 STORY ADDITION

**ESTIMATED VALUE OF ALL WORK (labor and materials):**

**TOTAL \$** 80,000

**Please submit three copies of the plans with this application.**

**APPLICANT** SCOTT KALM

**DAY PHONE** 518/470-4220

**CHECK ONE:** ☐ **CONTRACTOR**

☒ **HOMEOWNER**

☐ **OTHER (explain)** \_\_\_\_\_

**ADDRESS** 1381 MYRON ST

**CITY** NISKAYUNA

**STATE** NY

**ZIP** 12309

**EMAIL ADDRESS** SCOTT.KALM7@GMAIL.COM

**CONTRACTOR** SELF

**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** SCOTT KALM

**DAY PHONE** \_\_\_\_\_

**ADDRESS (if different than above)** \_\_\_\_\_

**CITY** \_\_\_\_\_

**STATE** \_\_\_\_\_

**ZIP** \_\_\_\_\_

**EMAIL ADDRESS** \_\_\_\_\_

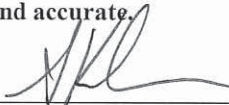
**PLEASE SIGN Page 2**

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant

SCOTT KALM  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Notary Public, State of New York

\_\_\_\_\_  
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 \_\_\_\_\_

