

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

The Zoning Board of Appeals of the Town of Niskayuna will conduct a regular meeting on WEDNESDAY, October 20, 2021 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 Linda Hughes for a variance from of Section 220-15 D, Section 220-18 B (3) (b), and Section 220-13 Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 874 Northumberland Drive, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain an eighteen (18) foot diameter above ground pool partially within the side yard setback. Section 220-15 D states: "Corner lots. Front yard minimums shall be required of both yards facing a street on a corner lot. Side yard minimums shall be required of the remaining two yards for properties located in the R-1 and R-2 Zoning Districts." 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 pool, at 254.47 square feet is a major accessory structure. Section 220-13 Schedule I-B establishes a side setback minimum of twenty (20) feet. As proposed, the pool is located eight feet six inches (8' 6") from the property line. Therefore, an eleven foot six inch (11' 6") side yard setback variance is required.
2. Appeal by Gabryelle Nigriny for a variance from of Section 220-16 A (2) (c) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1350 Rowe Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain an RV in the front yard of the property from November 1 – March 31. Section 220-16 A (2) (c) states that the storage of house coaches, campers or trailers, boats or car trailers of any kind is not permitted in the front yard of any residential lot between November 1 and March 31, whether or not on a driveway. The property is a corner lot, as defined by Section 220-4 and has frontages on Rowe Road and Whamer Lane. As proposed, the RV will be located in the front yard of Whamer Lane between November 1 and March 31; therefore, a variance from this section is required.

NEXT MEETING: November 17, 2021 at 7 PM

**TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
Meeting Minutes
September 22, 2021**

Members Present:

Maureen McGuinness, Chairperson
Keith Frary
Nicolas Ltaif
Erik Dollman
Katrina Pacheco
Richard Greene
John Hoke

Also Present:

Laura Robertson, Town Planner
Alaina Finan, Deputy Town Attorney

A. Roll Call

Mr. Daley was absent/excused.

B. Minutes

The minutes from the August meeting were reviewed.

Mr. Ltaif placed a motion to accept the August minutes. Mr. Frary seconded the motion. The August minutes were approved as written by a vote of 4-0 with 3 abstentions.

Mr. Frary	Aye
Mr. Ltaif	Aye
Mr. Dollman	Abstain
Ms. Pacheco	Abstain
Mr. Greene	Aye
Mr. Hoke	Abstain
Chairperson McGuinness	Aye

C. Cases

Appeal by Charles Cooper for a variance from Section 220-18 B (3) (b) and Section 220-13 Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 66 Lori Drive Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a 10' x 14' shed partially within the side and rear yard setbacks. 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 shed, at 140 square feet, is a major accessory structure. Section 220-13 Schedule I-B, establishes a side setback minimum of twenty (20) feet and a rear setback minimum of twenty five (25) feet. As constructed, the shed is located fourteen (14) feet from the side property line and two (2) feet from the rear property line. Therefore; both, a six (6) foot side yard setback variance and a twenty three (23) foot rear yard setback variance are required.

9 notices were mailed. Two responses were received. Benjamin and Rebecca Taylor, 58 Lori Drive, emailed and stated they were in favor of granting the variance. The email went on to explain that the applicant maintains the nature path, birdhouses, and community garden at Birchwood Elementary School (the applicant's rear yard neighbor). The location of the shed helps with these endeavors. Kevin Weinberg, 70 Lori Drive, also emailed and expressed his approval for granting the appeal.

Charles Michael Cooper, owner, was present. He replaced the shed, in kind, when he purchased the property. He noted that moving the shed will place it in the middle of the backyard. He noted that he is willing to compromise and move the shed to satisfy the minor accessory structure setback.

Mr. Frary asked how long the shed was in place. Mr. Cooper replied that it was replaced 5-6 years ago when he moved in. He noted there was an existing shed in the location that was falling apart. The replacement shed was placed in the same location but the size was increased. Mr. Frary asked if the previous shed had a permit. Mr. Cooper did not know. He did add that the replacement shed did not change the setback from the rear or side property lines.

Mr. Frary asked Ms. Robertson to confirm that the shed size limit on a minor accessory structure is 120 square feet. Ms. Robertson confirmed. Mr. Frary noted that the rear yard currently contains a garden and a pool and asked what is stored in the shed. Mr. Cooper confirmed the other structures in the rear yard and stated the shed contains yard maintenance equipment and seasonal stuff.

Mr. Hoke asked Mr. Cooper to confirm he maintains the Birchwood School nature trails. Mr. Cooper agreed. Mr. Hoke asked if the location of the shed helps him with this maintenance. Mr. Cooper stated that having the shed close to the school property line definitely helps him with the maintenance work. Mr. Hoke asked if the neighbors have commented about its location since it was installed. Mr. Cooper stated no one has said anything negative about its placement. Mr. Hoke noted the application showed alternate location if needed. He asked if the current location is the most feasible to meet his needs. Mr. Cooper agreed that it was.

Ms. Pacheco asked where the neighbors reside who sent in letters. Mr. Cooper stated that 70 Lori Drive is his immediate neighbor on the opposite side of his property from the shed. The neighbor at 58 Lori Drive is two properties away on the side with the shed.

Ms. Pacheco asked what the base of the shed was made of. Mr. Cooper stated there is no base. He noted it is a prefabricated shed sitting on blocks. Ms. Pacheco asked for clarification on his submitted drawing. Mr. Cooper stated the circles were tree canopy and the dots were the tree trunks. Ms. Pacheco asked if these trees hindered the relocation of the shed. Mr. Cooper stated he could move the shed left or right but moving it toward the street would be a problem due to trees. Ms. Pacheco asked if the shed construction is consistent with other sheds in the neighborhood. Mr. Cooper agreed. Ms. Pacheco asked if replacing the shed with a smaller structure would be a feasible option. Mr. Cooper stated it was the least desirable option in his mind. It would be costly and create financial burden.

Mr. Ltaif asked who his rear neighbor was. Mr. Cooper stated he can see the 4th grade wing of Birchwood Elementary School when the leaves fall. He noted the school has a 75 foot wooded buffer from the property line to the school lawn. He noted some properties have walking paths to the school. He noted his path is visible from his backyard but not visible from the school side. He has never had children walk into his property from the school. He noted he does not have a fence on his property.

Mr. Ltaif asked what is stored in the shed and is the size necessary. Mr. Cooper stated he stores a riding lawn mower, a push mower, a walk behind tiller, a pressure washer, bikes, and tools. He noted there is no spare space. Mr. Ltaif asked what doors are on the shed. Mr. Cooper stated it has a single door on the street side and a double door facing the right side yard.

Mr. Greene asked if the applicant spoke to the neighbors when this shed was installed. Mr. Cooper stated he did and no one complained or commented about its location. Mr. Greene asked what you can see from the street. Mr. Cooper stated that you cannot see the shed from the street because of tree coverage. In the winter you can see more of it because of the loss of leaves.

Mr. Ltaif asked if the Building Department records show the original shed. Ms. Robertson replied that this shed came to the Department's attention when the owner applied for a pool. She stated the inspector reviewed the existing accessory structures on the property and could not find it. She noted the house was built in 1990 so the shed could not be attributed to a pre-existing nonconforming structure (Building Code came into effect in 1971).

Chairperson McGuinness asked if there was anyone from the public who wished to speak. Hearing none, she asked if any member of the Board had a motion.

Mr. Dollman placed a motion to grant the variance. He noted the benefit could not be achieved by an alternate means. He stated the situation is not undesirable especially since neighbors wrote in and were in favor of the variance. He noted it was not substantial especially since the shed sits on a preexisting footprint with a minimal increase in size. He stated there were no environmental effects. He stated the application was absolutely self-created but that is not determinative.

Mr. Hoke seconded the motion. He noted the applicant presented a complete and thorough application. His application presented alternate locations but after the discussion, he believes the current location is the most feasible option.

Upon voting, the variance was granted 7-0.

Mr. Frary Aye
Mr. Frary voted to grant the motion for the reasons stated.

Mr. Ltaif Aye
Mr. Ltaif voted to grant the motion for the reasons stated. He noted the applicant showed willingness to relocate the shed if necessary. The alternate locations had limitations as the applicant showed.

Mr. Dollman Aye
Mr. Dollman voted to grant the motion for the reasons stated.

Ms. Pacheco Aye
Ms. Pacheco voted to grant the motion for the reasons stated.

Mr. Greene Aye
Mr. Greene voted to grant the motion for the reasons stated. He noted the request was substantial but on balance that did not sway his vote.

Mr. Hoke Aye
Mr. Hoke voted to grant the motion for the reasons stated.

Chairperson McGuinness Aye
Chairperson McGuinness voted to grant the motion for all the reasons stated

Appeal by Scott Lephart for a variance from Section 220-53 B and Section 220-13, Schedule I-C of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1426 Valencia Road Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to construct a garage and breezeway addition (668 square feet) nearer to the property line than the existing structure and

partially within the side yard setback. Section 220-53 B allows an addition to a nonconforming residential structure which brings the addition into a nonconforming side or rear yard no nearer to a side or rear property line than the existing structure and no nearer than $\frac{1}{2}$ the distance specified in a particular residential zoning district. Section 220-13, Schedule I-C requires a side yard setback of fifteen (15) feet. The existing house is 4.91 feet from the side line; therefore, seven (7) foot six (6) inches becomes the minimum required side setback. As proposed, the addition will be 1.91 feet nearer to a side property line than the existing structure and will have a three (3) foot side yard setback; therefore, both a variance for it being 1.91 feet nearer to a side property line than the existing structure and a four (4) foot six (6) inch side yard setback variance are required.

15 notices were sent out. One response was received. William Vacca, 1421 Valencia Road, emailed and stated he wanted to give his full approval for his request.

Scott Lephart, owner, was present. Mr. Lephart explained that his current garage is in major disrepair. It cannot be maintained as is but needs to be torn down and rebuilt. He and his neighbor share a driveway. He takes a sharp left at the top of the driveway; the neighbor takes a sharp right. The current garage is too narrow. Passengers must exit the car before entering the garage. He noted there is minimal space to park in the driveway due to the neighbor's use of the shared driveway. Both properties back into the same space when leaving their garages. Currently they seldom use the garage except in the winter when a storm is coming. The proposed garage is a little bit wider and deeper to help relieve the problems. He noted he looked at other options to place the garage. Other locations would cause the removal of a large oak tree or place the garage in the middle of the backyard space. The hope is to use the garage on a daily basis. He noted removing his cars from the driveway would benefit the neighbor's use of the shared driveway. He doesn't feel that it is a large variance.

Mr. Dollman asked if the benefit of the project is usable garage space. Mr. Lephart stated he can use the garage but he damages the car because it is so tight. The proposed garage should allow him to use the garage on a daily basis. Mr. Dollman asked what the drawbacks of relocating the garage would be. Mr. Lephart stated he may be able to save the oak tree but is not confident. He noted if he relocated the garage to the end of the driveway (pull straight into the garage), it would block the neighbors from backing out of their garage. Mr. Dollman asked what is the condition of the current garage and if the replacement would improve the aesthetics of the neighborhood. Mr. Lephart stated it is in poor condition and the garage is behind the house so no one really sees it.

Mr. Hoke asked if the garage can be moved to line up with the house. Mr. Lephart stated that the shared driveway is the reason the added space needs to extend past the house. At this time he actually needs to park with the nose of the car in the garage to leave space for the neighbors to use the shared driveway.

Mr. Frary asked for confirmation that the garage cannot be shifted to alleviate any variances. Mr. Lephart agreed. Mr. Frary asked for confirmation that there is no feasible location that would require less or no variances. Mr. Lephart agreed. Mr. Frary asked if he has spoken to the neighbor most affected. Mr. Lephart stated he did. He noted that the new location is adjacent to his neighbor's garage. He noted her garage is quite close to the property line too and probably a comparable distance.

Chairperson McGuinness asked if there was anyone from the public who wished to speak. Hearing none, she asked the Board for a motion.

Mr. Dollman placed a motion to grant the variance. He noted that the benefit could not be achieved by an alternate means. He noted that moving the garage in line with the house would create a hardship for the applicant and the neighbor who shares the garage. The project would not create an undesirable change in the neighborhood especially since the structure is mostly behind the house. The request is substantial. He

169 noted there are no adverse environmental effects. He stated the request is self-created but that is not
170 determinative. The benefits balance any negatives.

171 Mr. Hoke seconded the motion for the reasons stated.

172 Upon voting, the variance was granted 7-0.

173 Mr. Frary Aye

174 Mr. Frary voted to grant the motion for all the reasons stated. He stated that the project has no feasible
175 alternatives. He also noted the request is not substantial.

176 Mr. Ltaif Aye

177 Mr. Ltaif voted to grant the motion for all the reasons stated. He noted that his is unique property with a
178 difficult driveway.

179 Mr. Dollman Aye

180 Mr. Dollman voted to grant the motion for the reasons stated.

181 Ms. Pacheco Aye

182 Ms. Pacheco voted to grant the motion for the reasons stated.

183 Mr. Greene Aye

184 Mr. Greene voted against the motion for the reasons stated.

185 Mr. Hoke Aye

186 Mr. Hoke voted to grant the motion for the reasons stated.

187 Chairperson McGuinness Aye

188 Chairperson McGuinness voted to grant the motion for the reasons stated. She stated the application
189 shows the uniqueness of living in old Niskayuna.

190 Appeal by Mark Martin for a variance from Section 220-25 B (1) (a) of the Zoning Ordinance of the
191 Town of Niskayuna as it applies to the property at 2198 Lynnwood Drive Niskayuna, New York, located
192 in the R-1: Low Density Residential Zoning District, to construct a 4' 6" height fence in the front yard.
193 The property is a corner lot and as defined has front yards on Lynwood Drive and Cranbrook Court.
194 Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be
195 four (4) feet. As proposed, a four (4) foot six (6) inch high fence will be located in the front yard, on
196 Cranbrook Court. Therefore, a six (6) inch fence height variance is required.

197 10 notices were sent out. Zero responses were received.

198 Mark Martin, owner, was present. He stated that he is installing a pool in his yard and wishes to install the
199 54" fence for safety.

200 Mr. Hoke asked Ms. Robertson for the code requirements for pools. Ms. Robertson stated that 48"
201 fencing is allowed for pools. She noted Town Code allows 54" fencing associated with pools to be
202 installed in side yards. The code does not extend this allowance into the front yard. Mr. Hoke asked if the
203 applicant can install a 54" fence immediately around the pool. Mr. Martin stated that he wants to install
204 the fence around the pool. Mr. Dollman asked if 54" fencing is the recommended fence height. Ms.
205 Robertson stated she does not believe 54" is required but Town Code does allow the extra height in the
206 side yard for the increased safety it provides. She noted with regard to Mr. Hoke's question, if the fence
207 was installed on the pool apron, it would be allowed since the images presented shows the pool and apron
208 located in the rear yard. The proposed fence is not on the pool apron. She presented the survey of the

209 property and showed the delineation of the front yard and rear yard. If the image is drawn accurately, a
210 54" fence would be allowed on the apron of the pool.

211 Mr. Hoke asked if the area on the survey marked in pink is vegetation. Mr. Martin agreed that it was. Mr.
212 Hoke asked if they are bushes or trees. Mr. Martin stated they are bushes. He noted some of them are
213 already removed. Mr. Hoke asked if they all will be removed. Mr. Martin stated the vegetation is
214 probably closer to Cranbrook Court. He noted that the contractor drew up the diagram. In reality he
215 believes the fence line will be about 5 feet away from the pool (3 foot pool apron plus 2 feet of lawn). He
216 noted that he believes the pool should have been drawn closer to the right.

217 Mr. Ltaif noted that the Zoning Board avoids allowing 6 foot fences in the front yard. He asked how close
218 the fence will be located to the road. Mr. Martin stated that the fence will be nowhere near the road. He
219 stated it will probably be 25 feet away and partly behind bushes and vegetation. Mr. Ltaif asked if the
220 view for cars on the road would be blocked by the fence. Mr. Martin stated they probably wouldn't even
221 notice the fence.

222 Chairperson McGuinness asked if there was anyone from the public who wished to speak. Hearing none,
223 she asked the Board for a motion.

224 Mr. Dollman placed a motion to grant the variance. He noted that the benefit could not be achieved by an
225 alternate means. The fence does not create an undesirable change in the neighborhood. He stated 6 inches
226 is not significant and it increases the safety of the pool. He noted the lot has odd shape which is why the
227 fence ventures into the front yard. On a normal lot, everything would remain in the rear or side yard. The
228 fence would not create an adverse environmental effect. He noted the issue is self-created but that is not
229 determinative.

230 Ms. Pacheco seconded the motion for the reasons stated.

231 Upon voting, the variance was granted 7-0.

232 Mr. Frary Aye

233 Mr. Frary voted to grant the motion for all the reasons stated. He wanted to be careful about stating on the
234 record what the Town recommends for fence height around pools. The Town allows 54" but typically the
235 fence is closer to the pool and the Board generally hears cases for 6' fencing. Aesthetically the extra 6
236 inches will not be noticeable and it is a small portion of the fencing. The fence is consistent around the
237 property and there are no transitions from one height to another.

238 Mr. Ltaif Aye

239 Mr. Ltaif voted to grant the motion for all the reasons stated.

240 Mr. Dollman Aye

241 Mr. Dollman voted to grant the motion for the reasons stated.

242 Ms. Pacheco Aye

243 Ms. Pacheco voted to grant the motion for the reasons stated.

244 Mr. Greene Aye

245 Mr. Greene voted against the motion for the reasons stated as amplified and clarified by Mr. Frary.

246 Mr. Hoke Aye

247 Mr. Hoke voted to grant the motion for the reasons stated. He noted there was an alternative plan that was
248 feasible but there were mitigating reasons to allow the fence in its proposed location.

249 Chairperson McGuinness Aye
250 Chairperson McGuinness voted to grant the motion.

251 Chairperson McGuinness asked if there was any other business before the Board. Mr. Frary asked if there
252 was an update to the meeting location for the future. Ms. Robertson stated that the Town moved back to
253 in person hybrid meetings. Future ZBA meetings should be in person and hybrid to accommodate all
254 people. Hearing no other business, Chairperson McGuinness asked for a motion to adjourn. Mr. Hoke
255 made a motion to adjourn. Mr. Ltaif seconded the motion and all the Board approved. The meeting was
256 adjourned at 8:05 p.m.

DRAFT

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

October 8, 2021

TO WHOM IT MAY CONCERN:

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

DATE: October 20, 2021

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 Linda Hughes for a variance from of Section 220-15 D, Section 220-18 B (3) (b), and Section 220-13 Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 874 Northumberland Drive, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain an eighteen (18) foot diameter above ground pool partially within the side yard setback.

Section 220-15 D states: "Corner lots. Front yard minimums shall be required of both yards facing a street on a corner lot. Side yard minimums shall be required of the remaining two yards for properties located in the R-1 and R-2 Zoning Districts."

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 pool, at 254.47 square feet is a major accessory structure. Section 220-13 Schedule I-B establishes a side setback minimum of twenty (20) feet. As proposed, the pool is located eight feet six inches (8' 6") from the property line. Therefore, an eleven foot six inch (11' 6") side yard setback variance is required.

IF YOU WISH TO EXPRESS AN OPINION REGARDING THE PROPOSED CHANGE, YOU MAY DO SO AT THE ABOVE-MENTIONED TIME AND PLACE. IF YOU CANNOT BE PRESENT, YOU MAY REQUEST A VIRTUAL LOGIN TO THE MEETING BY EMAILING LRobertson@Niskayuna.org OR CALLING 518-386-4530 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

RECEIVED

SEP - 9 2021

Building Department
Town of Niskayuna

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: Linda Hughes

RE: Property at 874 Northumberland Drive, Schenectady, NY 12309

Section _____ **Block** _____ **Lot** 31

I, Linda Hughes, the (owner) (agent of the owner) of the property located at 874 Northumberland Drive 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
- ☒ 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 September 8, 2021

Signature of Owner (if different from Agent) _____

Telephone Number: 518-727-1941

4685

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.

See attached

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:

See attached

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

See attached

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:

See attached

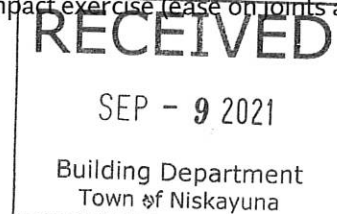
5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance.) Explain whether the alleged difficulty was or was not self-created:

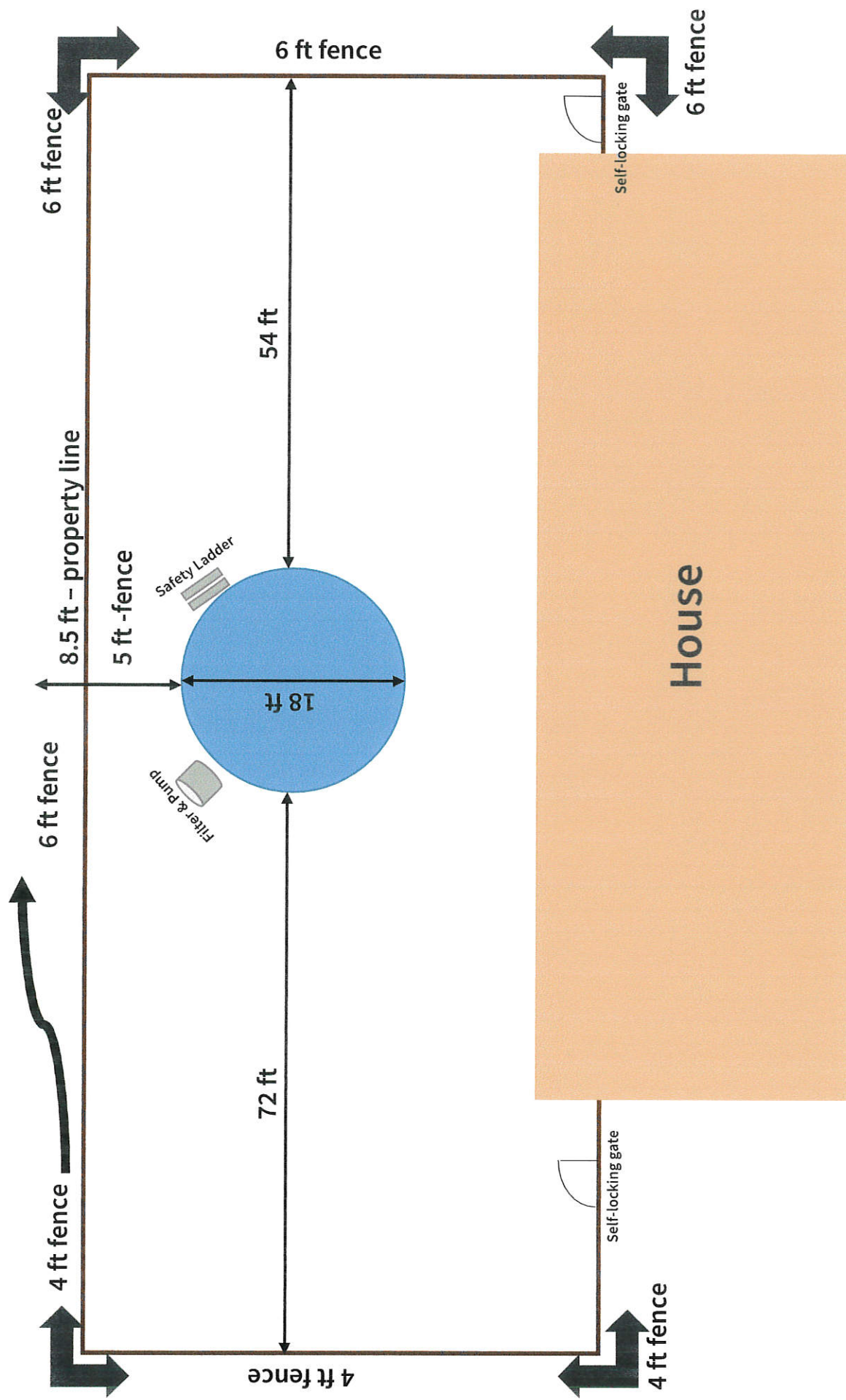
See attached

1. **Whether the benefit sought by the applicant can be achieved by another feasible means. Identify what alternate to the variance have been explored (alternative designs, attempt to purchase land, etc.) and why they are not feasible.**
 - a. The property is a corner lot which provides for challenges in designing alternatives. With two sides of the property designated as "front yard". The designated back yard is far too narrow for a pool. Because it is a corner lot the "side yard" is also considered the front yard and would require a variance for the placement in that location as well. The requested variance is for the side yard wherein we are requesting a variance of 11ft 6in to allow for the pool to sit behind the house. This area provides the most visibility from inside the home, it sits in front of a large picture window and adjacent to the "backyard" deck. Both areas provide for viewing of the pool for the safety of swimmers. The placement is ideal for privacy of swimmers. In addition, I purchased and installed a locking pool ladder to limit access. I have also installed a security camera with motion activated alert system for safety.
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 property or an undesirable change in the neighborhood's character for the following reason:**
 - a. The pool is significantly set back from both streets that the property runs long. The area is fenced by both a tall 6-foot stockade fence near the neighbor's home (providing for significance privacy) and a shorter picket fence along the street. There is a small grove of trees with raspberry plants that provide a natural barrier between the street and the pool area. The façade of the pool is designed with a natural pattern, that easily blends into the area around it. In addition, I have added several perennial plants (Hameln, Lemongrass and Carex Evergold) that provide additional greenery, as to not detract from the pleasantness neighborhood (see enclosed photographs). The pump and filter are located near the rear of the pool and are shielded from the street by a delicate weeping cherry tree. Other above ground pools within the neighborhood do not have a fence.
3. **Whether the variance is substantial. The requested variance is not substantial for the following reason:**
 - a. Given the size of the lot and proximity of the home on the lot, I respectfully believe that the requested variance is not substantial. The neighbor closest to the pool location has no objection to its existence and placement (see attached statement).
4. **Whether the variance will have adverse physical or environmental effects on the neighborhood or districts. The requested variance will not have an adverse physical or environmental effect on the neighborhood to district for the following reasons:**
 - a. The pool is well maintained, and I have taken great care to have it blend with the natural surroundings. The pool is well maintained with regular chemical treatments and a running filter system, so there is no standing water, and therefore no increase in insect activity. The area of the property was already quite level, so there is no impact to the natural slope and/drainage of the area. According to records left by the previous owner, the placement of the pool is consistent with the placement of a pool in the past.
5. **Whether the alleged difficulty was self-created (although this does not necessarily preclude the grant of an area variance.) Explain whether the alleged difficulty was or was not self-created.**
 - a. Due to the corner lot and location of the home the pool location chosen is the most appropriate to maintain the aesthetics of the neighborhood and provide for the safety of swimmers. The small size of the backyard makes it an unsuitable location for the placement of a pool. Pool was installed by professional installation company and certified electrician.

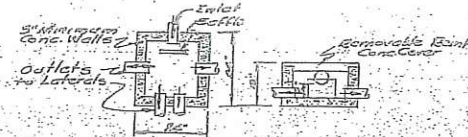
Appeal Statement for Consideration by the Zoning Board of Appeals:

Co-owner Linda Hughes, is 72 years old and a diabetic, who during the pandemic has found it difficult to find activities that help to maintain physical activity levels and do not put her at risk for contact with possibly infected individuals. The above ground pool provides her with the ability to get low impact exercise (ease on joints and cardiovascular system) during warm summer months.



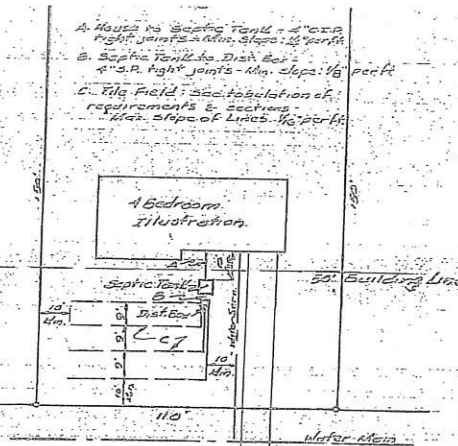


MADE BY <i>John F. Wheeler</i>	APPROVED	TOWNS OF <i>RISEKUNTA</i>
ISSUED <i>May 7, 1962</i>		<i>SCHENECTADY NY</i>



SECTIONAL PLAN SECTIONAL ELEVATION
DISTRIBUTION BOX DETAILS
SCALE: 1/4" = 1'-0"

SEPTIC TANKS: - All septic tanks to be 1000 gal. min. liquid capacity and to be Comm. Std. (177-51) steel tanks or pre-cast concrete of manufacture as approved by N.Y. State Health Dept.



TYPICAL LOT ARRANGEMENT
SCALE: 1"=40'

Approvals:

N.Y.S. Health Dept.

NEW YORK STATE DEPARTMENT OF HEALTH

This is to certify that the proposed arrangements for water supply and sewage disposal for Avon-Croft, Map No. 2 in the Town of Niskayuna were approved on July 1, 1960 in accordance with plans on file in the office of the State Department of Health. Consent is hereby given to the filing of the map on which this endorsement appears in the office of the county clerk of Schenectady county in accordance with the provisions of Section 1117 of the Public Health Law.

DISTRICT HEALTH OFFICER
By William E. Hill
DISTRICT SANITARY ENGINEER

Lands of CREST DEVELOPMENT
I certify that the Field Survey was completed
May 6, 1960 and this map made May 17, 1960

Hennrich

P.E. S. L.S. 25,004

[illegible]

MAP NO. 2 - AVON-CREST Property of CREST DEVELOPMENT CORP.	
TOWN OF NISKAYUNA	COUNTY: SCHENECTADY, N.Y.
SCALE: 1"=50'	DATE: MAY 17, 1960
C. T. MALE ASSOCIATES 3010 TROY ROAD SCHENECTADY, NEW YORK	
MAP BY: KENNETH J. MALE	LIC. NO.: 72-1925094 NO. 60-3-25-1

FILED IN SCHENECTADY COUNTY CLERK'S OFFICE - August 11th, 1960 @ 1:55 AM - CARROLL A. GARDNER - SCH'DY COUNTY CLERK

19600023

255



View from Brookshire Drive and Northumberland Drive stop sign



View from Brookshire Drive



View from yard facing Brookshire Drive



View from "backyard" deck

RECEIVED
 SEP - 9 2021
 Building Department
 Town of Niskayuna



View from yard facing neighbor on Northumberland Drive

RECEIVED

SEP - 9 2021

Building Department
Town of Niskayuna

8/29/2021
To the Town of Niskayuna

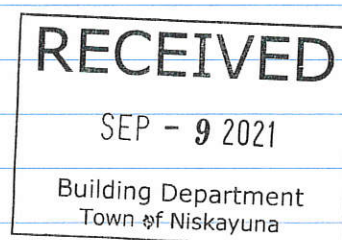
We, Valerie Keehn & Michael
O'Toole, the owners and
residents of 2428 Brookshire Dr.,
Niskayuna, NY, do not object
to the above ground pool
of our neighbors

Linda & Meghan Hughes
residents of 874 Northumberland drive
Schenectady, NY 12309

Valerie Keehn
Michael O'Toole

8/29/21

8-29-21





TOWN OF NISKAYUNA

BUILDING DEPARTMENT

Thomas J. Cannizzo
Building Inspector

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4592

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 874 Northumberland Dr.

Application Date: July 14, 2021

Ms. Linda Hughes
874 Northumberland Drive
Niskayuna, NY 12309

Dear Ms. Hughes;

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain an 18' above ground pool on the property noted above has been denied by reason of Section 220-15 D, Section 220-18 B (3) (b), and Section 220-13 Schedule I-B of the Town of Niskayuna Zoning Ordinance. The property is located in the R-1: Low Density Residential Zoning District.

Section 220-15 D states: "Corner lots. Front yard minimums shall be required of both yards facing a street on a corner lot. Side yard minimums shall be required of the remaining two yards for properties located in the R-1 and R-2 Zoning Districts."

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 pool, at 254.47 square feet is a major accessory structure. Section 220-13 Schedule I-B establishes a side setback minimum of twenty (20) feet. As proposed, the pool is located eight feet six inches (8' 6") from the property line. Therefore, an eleven foot six inch (11' 6") 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.

7.14.21
Date


Ken Hassett
Zoning Enforcement Officer

Application # 621-548

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

Received

JUL 14 2021

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 874 Northumberland DrDESCRIBE WORK APPLIED FOR Installation of above ground
18 ft pool 254.478ESTIMATED VALUE OF ALL WORK (labor and materials): TOTAL \$ 6800.00

Please submit three sets of plans with this application.

APPLICANT Linda Hughes DAY PHONE 518-925-5097CHECK ONE: ☐ CONTRACTOR
☒ HOMEOWNER
☐ OTHER (explain) _____ADDRESS 874 Northumberland DrCITY Schenectady STATE NY ZIP 12309EMAIL ADDRESS reddy56@gmail.comCONTRACTOR Empire Pools DAY PHONE 518-469-1589ADDRESS Troy Schdy RdCITY LATHAM STATE NY ZIP 12110

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 Linda Hughes DAY PHONE 518-925-5077ADDRESS (if different than above) same

CITY _____ STATE _____ ZIP _____

Professional
installation
completed.

PLEASE SIGN Page 2

House Insurance with State Farm.

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 _____, _____

Linda Hughes
Signature of Applicant

Linda Hughes
Printed Name

7/10/21
Date

Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS _____

KNOWN EASEMENTS: _____ WATER _____ SEWER _____ DRAINAGE _____ OTHER

PERMIT FEE DUE \$ _____ BASED ON _____

COMMENTS _____

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 _____

SWIMMING POOL SUPPLEMENT TO PERMIT APPLICATION

Plans and all of the following information are required with swimming pool permit applications.

Address of property 874 Northumberland Dr, Schdy, 12309

a. Size of swimming pool 18 Ft round above ground

b. Type of swimming pool above-ground ☒ ht 18' soft wall _____ ht 52'
steel rigid wall ☒ ht 52" inground _____

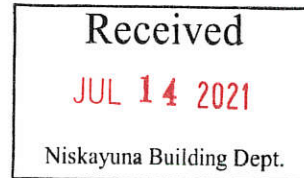
c. Distance to property lines:

Left Side 1 70 ft

Right Side 2 54 ft

Rear 8.5 ft

Other _____



d. Are there any other accessory structures on the property?

Fence yes ☒ no ☐ height _____
 Shed yes ☐ no ☐ size _____
 Other yes ☐ no ☐ size _____

back and rt side 6ft solid
house half front and side 4ft picket

e. Type of fence enclosure (if applicable) _____

Zoning District	maximum total coverage of accessory structures	side & rear setback if 120 sq. ft. or less	side setback	rear setback	side setback to a street
R-R	NA	5 feet	35 feet	40 feet	no closer than side 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 side 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 side of house

Applicants Signature: Linda J. Hyl Date: 7/10/21

(For office use only)

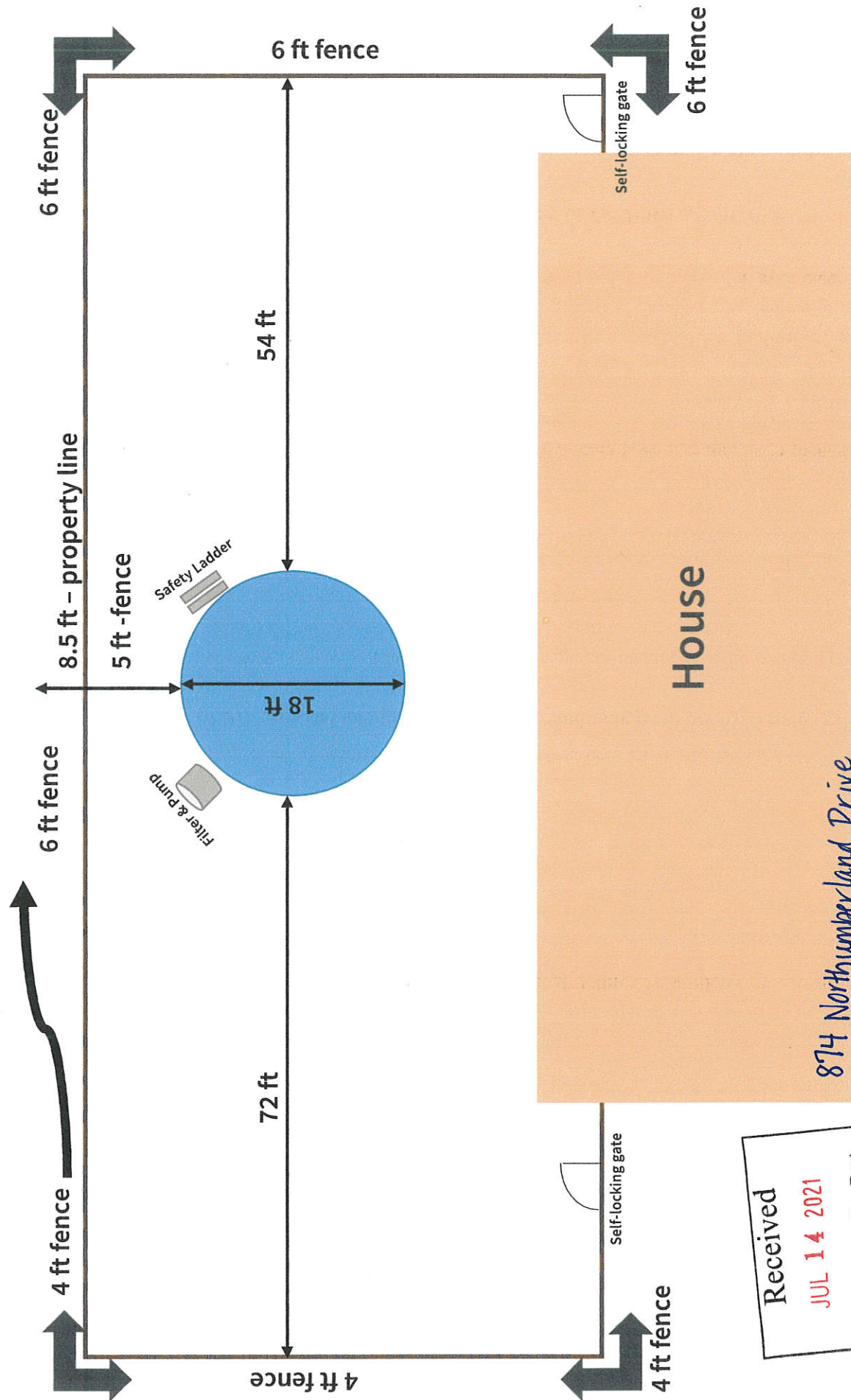
Area of lot _____

Maximum accessory structure coverage allowed _____

Total accessory structure coverage actual _____

Maximum lot coverage allowed _____

Total lot coverage actual _____



874 Northumberland Drive

Received
JUL 14 2021
Niskayuna Building Dept.

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

October 8, 2021

TO WHOM IT MAY CONCERN:

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

DATE: October 20, 2021

TIME: 7:00 P.M.

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

AT THIS TIME THE BOARD WILL CONSIDER THE REQUEST OF:

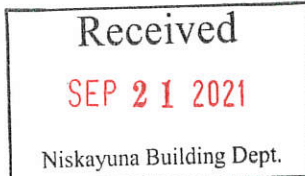
Appeal by Gabryelle Nigriny for a variance from of Section 220-16 A (2) (c) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1350 Rowe Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain an RV in the front yard of the property from November 1 – March 31.

Section 220-16 A (2) (c) states that the storage of house coaches, campers or trailers, boats or car trailers of any kind is not permitted in the front yard of any residential lot between November 1 and March 31, whether or not on a driveway. The property is a corner lot, as defined by Section 220-4 and has frontages on Rowe Road and Whamer Lane. As proposed, the RV will be located in the front yard of Whamer Lane between November 1 and March 31; therefore, a variance from this section is required.

IF YOU WISH TO EXPRESS AN OPINION REGARDING THE PROPOSED CHANGE, YOU MAY DO SO AT THE ABOVE-MENTIONED TIME AND PLACE. IF YOU CANNOT BE PRESENT, YOU MAY REQUEST A VIRTUAL LOGIN TO THE MEETING BY EMAILING LRobertson@Niskayuna.org OR CALLING 518-386-4530 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: _____

RE: Property at _____

Section _____ **Block** _____ **Lot** _____

I, Gabrielle Niginy, the (owner) (agent of the owner) of the property located at 1350 Rowe RD, 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.

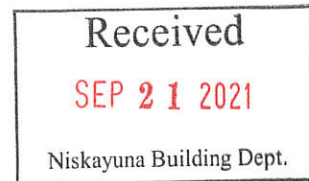
CHECKLIST OF REQUIRED ITEMS

- _____ Fifteen (15) copies of plot plans
- _____ Two (2) copies 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 9/21/21

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

Telephone Number: 518-852-6785



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.

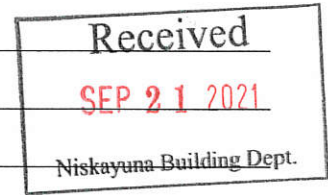
N/A

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:

N/A

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

N/A



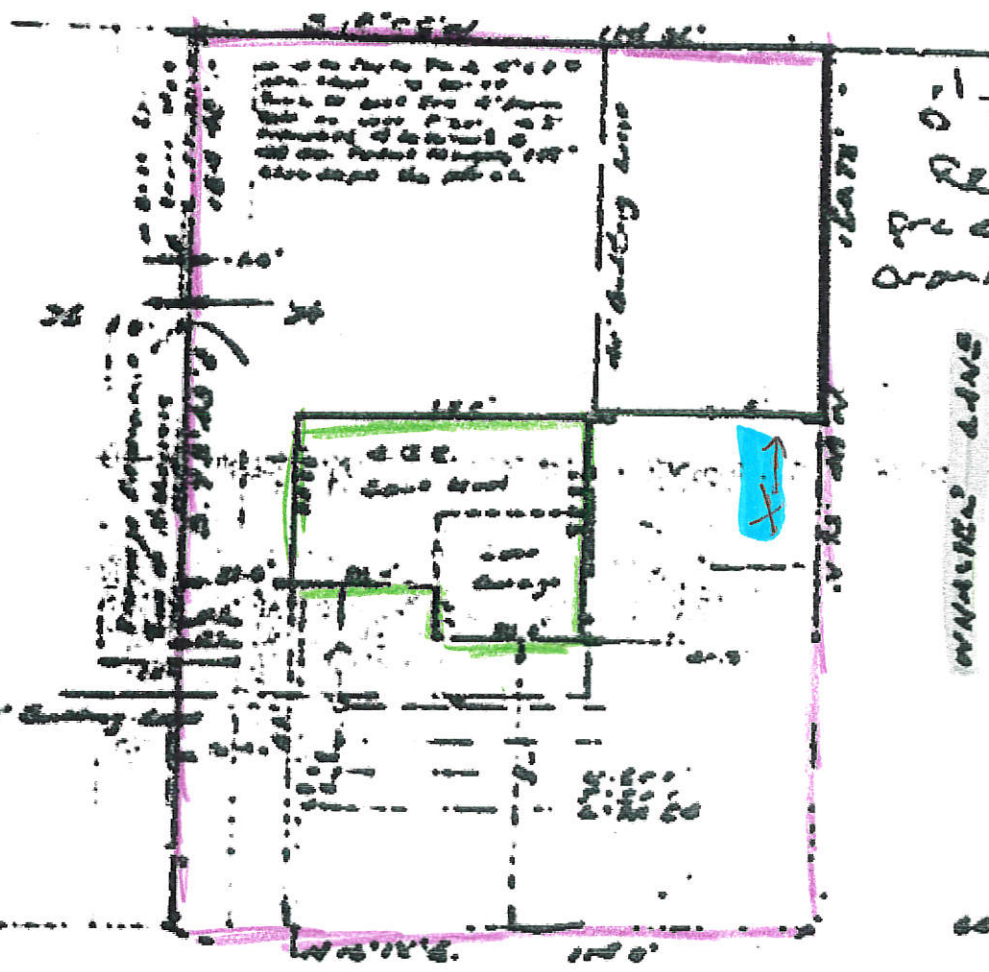
4. Whether the variance will have adverse physical or environmental effects on the neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:

Storage of trailer

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:

N/A

Area of property set at 1000 sq. ft.



1- Fence
Replacement
for existing fence
around pool

WINDMILL LANE

1350 ROWE ROAD

21,500

Received
SEP 21 2021
Niskayuna Building Dept.

91-3-6

Form of 100 ft 30' x 100' x 10'	
Name of Applicant C. T. MALE ASSOCIATES	Address 3000 WEST ROAD SCOTSDALE, NEW YORK
Date of Application 10/10/20	Date of Review 10/10/20
Name of Reviewer [Signature]	Date of Review 10/10/20

1350 Rowe Road



Thomas J. Cannizzo
Building Inspector

TOWN OF NISKAYUNA BUILDING DEPARTMENT

One Niskayuna Circle
Niskayuna, New York 12309-4381
(518) 386-4522
FAX: (518) 386-4592
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 1350 Rowe Road

Application Date: 9/21/21

Gabryelle Nigriny
1350 Rowe Road
Niskayuna, New York 12309

Dear Madam:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain an RV in the front yard of your property from November 1 – March 31 has been denied by reason of Section 220-16 A (2) (c) of the Zoning Ordinance of the Town of Niskayuna. The property is located in an R-1: Low Density Residential Zoning District.

Application: Section 220-16 A (2) (c) states that the storage of house coaches, campers or trailers, boats or car trailers of any kind is not permitted in the front yard of any residential lot between November 1 and March 31, whether or not on a driveway. Your property is a corner lot, as defined by Section 220-4 and has frontages on Rowe Road and Whamer Lane. As proposed, your RV will be located in the front yard of Whamer Lane between November 1 and March 31; therefore, a variance from this section 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.

9/23/21
Date


Zoning Enforcement Officer

Hold for YBA

Application # 621-690



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

Received

SEP 21 2021

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 1350 Rowe RD, Nisky NY 12309

DESCRIBE WORK APPLIED FOR Storage of trailer

ESTIMATED VALUE OF ALL WORK (labor and materials): TOTAL \$ _____

Please submit three sets of plans with this application.

APPLICANT Gabrielle Nigrini DAY PHONE 518-852-6785

CHECK ONE: ☐ CONTRACTOR
☒ HOMEOWNER
☐ OTHER (explain) _____

ADDRESS 1350 Rowe RD

CITY Nisky STATE NY ZIP 12309

EMAIL ADDRESS GNigrini3592@hotmail.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 Gabrielle Nigrini DAY PHONE 518-852-6785

ADDRESS (if different than above) 1350 Rowe RD

CITY Nisky 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

Gabryelle Nigam

Printed Name

9/21/21

Date

Notary Public, State of New York

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS _____

KNOWN EASEMENTS: _____ WATER _____ SEWER _____ DRAINAGE _____ OTHER _____

PERMIT FEE DUE \$ _____ BASED ON _____

COMMENTS _____

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
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- _____ 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 _____

Hand-drawn floor plan of a building. The plan shows a central area shaded in green, which appears to be a courtyard or a central room. The building is divided into several sections by walls. There are handwritten notes in various locations:

- Top left: "100 sq. ft." and "100 sq. ft."
- Top right: "100 sq. ft." and "100 sq. ft."
- Bottom left: "100 sq. ft." and "100 sq. ft."
- Bottom right: "100 sq. ft." and "100 sq. ft."
- Center: "100 sq. ft." and "100 sq. ft."
- Right side: "100 sq. ft." and "100 sq. ft."
- Left side: "100 sq. ft." and "100 sq. ft."

A blue arrow points to the right, indicating a direction or flow. The drawing is on a grid background.

o' fence
Replacement
for existing fence
around pool

[illegible]

1350 FOWE ROAD

24500

Received

SEP 21 2021

Niskayuna Building Dept.

91-3-6

பெரிய அளவு

Am. S. Mammals

[illegible]

1350 Rowe Road

1350 Rowe Rd



Insert Aerial View Here