

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, May 18, 2022 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 Erin and Chris Larkin for a variance from Section 220-25 A (4) and Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1000 Niskayuna Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a six (6) foot fence with the ornamental side not facing outward and exceeding the height allowed in the front yard. Section 220-25 A (4) states, "The ornamental side of any fence, if there is an ornamental side, shall face away from the lot on which it is located. As constructed, the ornamental side of the fence does not face away from the lot; therefore, a variance from this section is required. Section 220-25 B (1) (a) permits the maximum height for fences located in the front and side yards, to be four (4) feet. As constructed, a six (6) foot high fence is located in the front yard, along Troy Road; therefore, a two (2) foot fence height variance is required.
2. Appeal by Kathryn and Stephen Palella, Jr. for a variance from Section 220-53 B and Section 220-13, Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 847 Pearse Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a patio roof cover (addition) 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-B requires a side yard setback of twenty (20) feet. The existing house is 5.4 feet from the side line; therefore, ten (10) feet becomes the minimum required side setback. As constructed, the addition is six (6) feet from the side property line; therefore, a four (4) foot side yard setback variance is required.
3. Appeal by Joseph Congdon 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 1036 Merlin Drive, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to construct a 16' x 24' garage partially 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." The garage, at 384 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 garage will be located two (2) feet from the side property line. Therefore; an eighteen (18) foot side yard setback variance is required.
4. Appeal by John Cococcia for a variance from Section 220-18 B (2) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1220 Ferry Road, Niskayuna, New York, located in the R-R: Rural Residential Zoning District, to construct a pool with appropriate fence surrounding pool apron which will exceed the number of accessory structures allowed on a lot. Section 220-18 B (2) states that "there shall not be more than three accessory structures on a lot." As proposed, one (1) new accessory structure will be added on the property: a pool with fence surrounding the pool apron. The property already has more than three (3) pre-existing accessory structures upon it; therefore, a variance for one (1) additional accessory structure is required.

NEXT MEETING: June 15, 2022 at 7 PM

TOWN OF NISKAYUNA
ZONING BOARD OF APPEALS
One Niskayuna Circle
Niskayuna, New York 12309
Meeting Minutes
April 27, 2022

Members Present:

Keith Frary, Chairperson
Patrick Antonikowski
Nicolas Ltaif
Katrina Pacheco
Vincent Daly
Richard Greene
John Hoke

Also Present:

Laura Robertson, Town Planner
Alaina Finan, Deputy Town Attorney

A. Roll Call

All members were present. Chairperson Frary recognized Mr. Antonikowski for stepping into the position of Board member after serving as an alternate. Mr. Ltaif congratulated Chairperson Frary for his new position as Board Chairperson.

B. Minutes

The minutes from the March meeting were reviewed.

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

Mr. Antonikowski	Abstain
Mr. Ltaif	Aye
Ms. Pacheco	Abstain
Mr. Daly	Aye
Mr. Greene	Aye
Mr. Hoke	Abstain
Chairperson Frary	Aye

Chairperson Frary reminded the audience that when they wish to address the Board they need to speak into the microphone because the Town is hosting a hybrid meeting and the participants who are connected over the computer can only hear what is spoken into the microphone. He informed the attendees that when they present their case to the Board, they need to state their name and address for the record. He also noted the Board will be asking them a variety of questions. He noted the Board members reviewed the case packets and possibly visited the property. He noted the Board uses questions to determine the need for variance and how the applicant mitigated the need for the variance.

C. Cases

1. Appeal by Tracey Morehouse for a variance from Section 220-13, Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1206 Ruffner Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to construct a 12' x 21'

garage addition partially within the side yard setback. Section 220-13, Schedule I-B requires a twenty (20) foot minimum side yard setback. As proposed, the garage addition would be located 10.1 feet from the side property line; therefore, a 9.9 foot side yard setback variance is required.

9 notices were mailed with 1 response. Michael and Suzanne Mason wrote a letter stating the property already has a two-car garage so the variance should not be granted.

Ms. Morehouse, owner, was present. She stated she is asking for a 12' garage addition because she cannot get her two cars into the existing garage space. Ms. Morehouse noted she previously asked for a 16' garage but went to an architect and they decided a 12' garage space would be sufficient. She noted that a Board member asked about water runoff from the roof. She spoke to her architect about that and they added information to the plans presented. Ms. Morehouse noted that she sent an email to the Building Department with information. She noted that her Ford Flex is 170 inches wide with both doors open. She stated her garage is 264 inches wide and her convertible is 94" wide. Ms. Morehouse stated that she drove around her neighborhood checking which homes are close to the side property line. She noted that she found a lot of homes similar to her proposal. She noted 2 of the homes now have an added garage space like she is requesting. She stated that the area was built in the 1950s and Town Zoning Code was approved in 1972.

Mr. Greene asked where the letter of objection writer was located in relation to the subject property. Ms. Sciocchetti stated that Mountainview Road was two houses down so the back of her property abuts the backyard of Mountainview Road properties. Ms. Robertson presented the Board with the map of which houses were sent notifications to so they understood the neighborhood layout.

Ms. Pacheco asked to clarify the changes that were made from the previous application last month to the one before the Board this month. Ms. Morehouse stated she reduced the garage from 16' wide to 12' wide so it reduce the size of the requested variance. Ms. Pacheco noted that the Board needs to consider the character of the neighborhood. She noted that she didn't think the Board could rely on her list of properties that did not meet side yard setbacks without independent verification. Ms. Morehouse noted she was surprised by how many houses didn't seem to have the required 20' side yard setbacks.

Chairperson Frary noted the image shows a flat roof for the garage. Ms. Morehouse stated the contractor will use flat roofing material but the rear of the garage is less high than the front in order to pitch the water runoff. She noted there will be drain line in the rear to collect the roof water.

Chairperson Frary asked if there was anyone in the audience who wished to speak. Hearing none, he asked if anyone on the Board would like to make a motion.

Chairperson Frary placed a motion to grant the variance. He noted the applicant reduced the need by 4' by reducing the size of the garage addition. He noted the applicant listened to the Board's concern about water run-off from the new roof and has presented a plan to collect it. He noted that other homes have added an additional garage bay so there won't be a change in the character of the neighborhood. He noted that the tree buffer that currently exists to the most affected neighbor will remain. He noted that there shouldn't be any environmental effects since no trees will be removed. Chairperson Frary stated the request is self-created but not determinative in this case.

Mr. Daly seconded the motion for the reasons already stated.

Upon voting, the motion was granted 7-0. The variance was granted.

Mr. Antonikowski Aye

Mr. Antonikowski voted to grant the motion for the reasons stated.

- 84 Mr. Ltaif Aye
85 Mr. Ltaif voted to grant the motion. He thanked the applicant for providing construction plans and
86 reducing the variance request.
- 87 Ms. Pacheco Aye
88 Ms. Pacheco voted to grant the motion. She noted that she understands the issues of having a small garage
89 because she also has one. She noted that a shed is not the solution even though some people believe that.
- 90 Mr. Daly Aye
91 Mr. Daly voted to grant the motion for the reasons stated.
- 92 Mr. Greene Aye
93 Mr. Greene voted to grant the motion for the reasons stated. He appreciated having received the additional
94 information for the project.
- 95 Mr. Hoke Aye
96 Mr. Hoke voted to grant the motion for the reasons stated.
- 97 Chairperson Frary Aye
98 Chairperson Frary voted to grant the motion for the reasons stated.
- 99 **2.** Appeal by Roberto Sguela for a variance from Section 220-18 A (3), Section 220-18 B (3) (b), and
100 Section 220-13 Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the
101 property at 750 Pearse Road, Niskayuna, New York, located in the R-1: Low Density Residential
102 Zoning District, to maintain a 24' x 20' garage exceeding the accessory building height limit and
103 partially within the side and rear yard setback. Section 220-18 A (3) states: "Unless otherwise
104 specified, accessory structures shall not exceed fifteen (15) feet in height." As constructed, the
105 garage has a height of sixteen (16) feet; therefore, a one (1) foot building height variance is required.
106 Section 220-18 B (3) (b) states that "the required side and rear yard dimensions for major accessory
107 structures shall be the same as applies to the principal building." As defined, major accessory
108 structures are "detached accessory buildings or other structures in excess of 120 square feet." The
109 garage, at 480 square feet, is a major accessory structure. Section 220-13 Schedule I-B, establishes a
110 side setback minimum of twenty (20) feet and a rear setback minimum of twenty five (25) feet. As
111 constructed, the garage is located eleven (11) feet from the side property line and 6.75 feet from the
112 rear property line. Therefore; both, a nine (9) foot side yard setback variance and an 18.25 foot rear
113 yard setback variance are required.
- 114 8 notices were sent out. Zero responses were received.
- 115 Chairperson Frary noted that this property has a history with the Planning Board. In June 2019, this
116 property and its neighbor were presented to the Planning Board for a 2-lot subdivision. The subdivision
117 drawing showed that the garage was proposed to be demolished. The subdivision was approved by
118 Planning Board Resolution #2019-20. The drawing associated with the resolution showed the 2 lots, one
119 with a single family home, and two garages that were to be demolished. The house needed a variance for
120 the side setback in order to stay on one lot and have the line be straight. If the garage in the rear of the
121 existing home lot had not been proposed to be removed, it would have also needed a variance during the
122 granting of a subdivision.
- 123 Ms. Finan agreed that Chairperson Frary's summary was correct. The Planning Board resolution and
124 referral was based on information that the garage was to be removed from the property. The garage is
125 now being proposed to stay. The Town Planner reviewed the application and determined the request
126 should go to the Zoning Board of Appeals for their review. She noted that the Board should review this

case the same as any other for an area variance, but Board members should be aware of the history and can use this information as part of their decision.

Gennaro Sgueglia, father of the applicant, was present. He noted that he and his son are upgrading the existing house and building a new house on the empty lot. He noted that when they first purchased the land, they did not look too closely at the garage to check its condition. They did plan to demolish it as presented to the Planning Board. After the subdivision was complete, they assessed the condition of the garage and found it was structurally sound. Once this was determined, they spent \$10k to replace the siding, roof and two new doors. He noted that addition to the existing home could not include the size of the garage they originally intended because of the location of a stream on the property.

Mr. Hoke asked if the image of the garage represents the final look of the structure. He wished to confirm that there will be no additions or changes to the structure. Mr. Sgueglia confirmed that the upgrades and repairs are completed and they would like the garage to remain as is.

Mr. Hoke wished to confirm that the reason the garage is not compliant with zoning after the subdivision is because the original plans stated it would be removed. Ms. Finan agreed. Mr. Hoke asked where it was stated that the garage was to be removed. Ms. Finan stated the subdivision plat noted the garage would be removed.

Mr. Hoke asked what the structure would be used for. Mr. Sgueglia stated it would be used as a garage. They will store their cars and yard maintenance equipment. Mr. Hoke asked if there will be any other usage since the structure is so tall. Mr. Sgueglia stated it will only be used for storage.

Mr. Hoke asked what is behind the garage. Mr. Sgueglia stated there was open land behind the garage.

Mr. Greene asked what was on the back side of the garage. Mr. Sgueglia stated there were not windows or doors. Mr. Greene asked for the distance from the back of the barn to the nearest property structure. Mr. Sgueglia estimated 300 feet. Mr. Greene asked if there was a second floor to the structure. Mr. Sgueglia stated the structure is an old barn. There is a loft space with doors at each end. He noted that these doors will be sealed shut.

Mr. Hoke asked if the residence was completed. Mr. Sgueglia stated they were still remodeling it. Mr. Hoke asked if the driveway extended to the structure. Mr. Sgueglia stated the driveway did not go back to the barn which is why it will mostly be used for storage. He did intend to store a car in the barn.

Mr. Daly asked if the barn would have electricity. Mr. Sgueglia stated there are no plans for electricity. If they did, they would have to bury 100 feet of electric cable. The structure is not insulated. He noted the expense is not worth the benefit.

Chairperson Frary asked what changed from the Planning Board approval to now. Mr. Sgueglia stated that the original plan was to add a 2-car garage to the existing house. When the additions were designed, they realized a natural stream was in the way and they were only able to add a 1.5 bay garage addition. Chairperson Frary noted that the Planning Board did a lot of review on the subdivision. He noted that the Zoning Board needed to hear the case because the existing house was too close to the property line.

Chairperson Frary asked why during all this time was the barn not checked and determined to be a structure that should be saved. Mr. Sgueglia stated that during all the Planning Board review, they were under the impression that they could add a 2-car addition to the original structure. Only after the subdivision was approved did they start developing their plans and realize the stream and appropriate setback was blocking their plans. Mr. Frary asked where the stream was in relation to the house. Mr. Sgueglia stated it was to the left of the house. The addition had to be built in line with the existing house

169 along the property line rather than toward the center of the property because of the stream. They could
170 only add a 1.5 bay garage and needed at least a 2 bay garage.

171 Mr. Frary asked if they ever considered going back to the Planning Board to inform them of the change of
172 plans with regard to demolishing the barn. Mr. Sgueglia stated he did not. He stated that he was told that
173 only a permit was needed. He noted that a permit was submitted to the Building Department. Ms.
174 Robertson stated that the office denied the application upon receipt, because of the location of the
175 structure. She noted that if the barn was not noted for demolition during the subdivision, the Zoning
176 Board would have heard the case to consider approval of the location of the existing house and the barn.
177 Chairperson Frary asked to confirm that the renovations to the barn were done before the permit was
178 approved. Mr. Sgueglia stated that is correct. He noted that his work was completed by the time he
179 received the notice of denial. He noted the roof was leaking and the siding was blowing off of the
180 structure. The work needed to be done quickly.

181 Mr. Hoke asked if the additions to the house include a garage. Mr. Sgueglia stated it does.

182 Mr. Daley asked if a driveway will be installed. Mr. Sgueglia stated they would like to install gravel to
183 access the barn.

184 Ms. Pacheco asked what the original variance was for. Ms. Robertson stated that in 2018 the Zoning
185 Board heard a case for the house to be located 11.1 feet from the new side property line.

186 Mr. Ltaif asked if the barn can be reduced in size. Mr. Sgueglia stated that it cannot be reduced. The floor
187 is concrete. The cost to modify the structure is prohibitive.

188 Mr. Ltaif asked what is behind the garage. Mr. Sgueglia stated empty land. Mr. Ltaif asked when they
189 bought the land. Mr. Sgueglia stated his son bought it in 2017. Mr. Ltaif asked how old the barn was. Mr.
190 Sgueglia guessed that it was 40 years old.

191 Chairperson Frary asked if there was anyone in the audience who wished to speak. Alexis Pijanowski,
192 764 Whitney Drive, stepped forward. He noted that he was against this subdivision. He noted that the
193 owners have not followed any land rules since they started working on the property. He noted that his
194 survey shows the barn 6 inches off his property. He noted the barn eaves are over his property line.
195 Chairperson Frary asked if Mr. Pijonowski has located his property stakes recently. Mr. Pijonowski stated
196 he has. He noted his fence is in line with the property. He noted he thinks the barn is at least 100 years
197 old. Chairperson Frary asked what structures are in the picture behind the barn. Mr. Pijonowski stated that
198 he has two sheds that can be seen.

199 Mr. Pijonowski stated that the rear of his property has been wetter since the addition was added to the old
200 existing home. He noted that he is concerned about the future condition of his property when they add the
201 second house to the subdivided land.

202 Mr. Hoke asked what he thought of the upgrades to the barn. Mr. Pijonowski stated it does look better but
203 it was supposed to be removed from the property.

204 Chairperson Frary asked if there were any outstanding issues/items with the subdivision. Ms. Robertson
205 stated there were none except for the barn which was listed to be demolished.

206 Mr. Daly asked why he believes his property is wetter than in the past. Mr. Pijanowski stated that he
207 believes it is from adding to the footprint of the existing home, removing trees from the property, and
208 because of another subdivision across the street on Whitney Drive.

209 Mr. Hoke asked if the barn itself creates water issues. Mr. Pijanowski stated it did not. He noted they have
210 not removed trees around the barn so that portion of land has not changed.

211 Mr. Pijonowski stated that he was not in favor of the variance.

212 Corey Orlop, 736 Pearse Road, stated that he would like to see the subdivision return to the Planning
213 Board. He noted that the map that was presented was not a true map of the subdivision so the Planning
214 Board should review it again. He is not in favor of the subdivision.

215 Mr. Sgueglia stated that he is not a builder. He noted the property was bought for himself and his son. He
216 noted that he paid for a survey and believes it is accurate with regard to the distance of the barn to the rear
217 property line. He noted he is not taking down more trees than needed.

218 Mr. Frary asked if there were any more comments. Hearing none he asked the Board for a motion.

219 Mr. Hoke placed a motion to grant all requested variances. He is concerned that the plan did not abide by
220 the subdivision plan but noted the structure pre-existed the subdivision. He noted the barn has now been
221 rehabilitated so it improves the character of the neighborhood. He noted the opposition he heard is more
222 toward the subdivision as a whole which is outside the purview of this Board. He noted the benefit cannot
223 be achieved by another means. The structure is being used for storage and the alternative is to demolish it.
224 He noted that the barn does create an undesirable change in the neighborhood because it was supposed to
225 be demolished as part of the subdivision. But in balance, he also noted the barn has existed on the
226 property for many years and borders a wooded area. He did think the variance was substantial. He noted
227 there are no environmental effects. The neighbors did comment about added water problems, but they are
228 recent and the barn has been in the same location for many years. The barn, as is, is not the cause of the
229 water problems. He noted the issue is absolutely self-created. He noted the work to improve the structure
230 was done without a permit and the applicant knew one was needed. Given the totality of the factors, he
231 motioned for the variances to be granted.

232 Mr. Ltaif seconded the motion. Mr. Ltaif noted this request is substantial but the barn has been on the
233 land for many years. During subdivision the applicant planned to remove the structure, but upon a second
234 look at it they decided to keep it.

235 Upon voting, the motion was granted 6-1. The variances were granted.

236 Mr. Antonikowski Aye

237 Mr. Antonikowski voted to grant the motion for the reason stated.

238 Mr. Ltaif Aye

239 Mr. Ltaif voted to grant the motion.

240 Ms. Pacheco Aye

241 Ms. Pacheco voted to grant the motion for the reason stated.

242 Mr. Daly Aye

243 Mr. Daly voted to grant the motion for the reason stated.

244 Mr. Greene Aye

245 Mr. Greene voted to grant the motion. He noted he was troubled by the situation and the history of this
246 property, but based on the narrow scope of the issue before the Board he voted to approve the variances.

247 Mr. Hoke Aye

248 Mr. Hoke voted to grant the motion for the reason stated.

Chairperson Frary stated despite his vote the variance was granted. He thanked the applicant and the neighbors for their time tonight and called for the next case.

7 notices were mailed out. Zero responses were received.

Ronald and Jennifer Martell, owners, were present. Ms. Martell noted that the property fronts 3 streets. She noted the house is near the only property line that is considered a side yard. Mr. Martell noted that High Street would not be developed. The lots on each side of the paper street have frontage on Fillmore Avenue. Mr. Martell explained that the pool is a 20' x 40' pool that they have been saving for. They had considered purchasing a camp property but have decided the pool is more cost effective. He noted they love the property because of the wildlife in the area.

Mr. Greene noted that he met the Martell's. He stated that he went over to the property to observe the location and how the change would affect the neighborhood. He noted Mr. Martell saw him walking and looking in the street and asked him why he was there. Mr. Greene explained and noted that they could not discuss the variance which they didn't. Mr. Martell concurred.

294 Mr. Hoke asked for confirmation that all three parcels of land noted on the survey were now combined
295 into one lot. Ms. Robertson agreed.

296 Chairperson Frary noted that the property is surrounded by 3 streets. He noted there is a driveway along
297 the property line that is considered a side property line. Chairperson Frary asked what structure is at the
298 end of the driveway. Mr. Martell stated there is a second house on the property, 517 Fillmore Avenue
299 where his daughter now lives. Ms. Martell noted there is a gravel driveway leading to their garage.

300 Mr. Ltaif asked what kind of fence will be used. Mr. Martell noted he has not found a contractor for the
301 fence but noted it would be complaint with Code for a pool fence. He noted the fence would only
302 surround the pool. He stated he enjoys the wildlife in the area and a fence around the whole yard would
303 inhibit their roaming.

304 Ms. Pacheco asked to confirm the number of structures on the property. She noted there was a 1-car
305 garage accessed by the gravel driveway, a single family home occupied by their daughter, and another
306 single family home occupied by them. Ms. Robertson stated that the pool is the 3rd accessory structure.
307 She also noted that the fence is surrounding the pool so it does not count as a separate accessory structure.

308 Chairperson Frary asked if there was anyone who wished to speak. Hearing none, he asked if any member
309 of the Board wished to place a motion.

310 Mr. Ltaif placed a motion to grant the variance. He noted the applicants considered options but with their
311 unique property (3 front yards), no alternative were available. There will be no undesirable change in the
312 neighborhood. He noted the request was substantial but the property is unique. He stated there would be
313 no environmental effects. He noted the issue is self-created but in this case this is not determinative.

314 Mr. Greene seconded the motion.

315 Upon voting, the motion was granted with a vote of 7-0.

316 Mr. Antonikowski Aye

317 Mr. Antonikowski voted to grant the motion for the reasons stated.

318 Mr. Ltaif Aye

319 Mr. Ltaif voted to grant the motion.

320 Ms. Pacheco Aye

321 Ms. Pacheco voted to grant the motion.

322 Mr. Daly Aye

323 Mr. Daly voted to grant the motion for the reasons stated.

324 Mr. Greene Aye

325 Mr. Greene voted to grant the motion. He noted the property was unique with 3 front yards.

326 Mr. Hoke Aye

327 Mr. Hoke voted to grant the motion.

328 Chairperson Frary Aye

329 Chairperson Frary voted to grant the motion for the reasons stated. He agreed with Mr. Greene that the
330 property is unique with 3 front yards.

331 4. Appeal by David Guest for a variance from Section 220-13, Schedule I-C of the Zoning Ordinance of
332 the Town of Niskayuna as it applies to the property at 2275 Grand Boulevard, Niskayuna, New York,

located in the R-2: Medium Density Residential Zoning District, to construct a 28' x 38' garage addition partially within the side yard setback. Section 220-13, Schedule I-C requires a fifteen (15) foot minimum side yard setback. As proposed, the addition would be located five (5) feet from the side property line; therefore, a ten (10) foot side yard setback variance is required.

7 notices were mailed. One response was received. The office received an email from David D'Arpino, 2260 Grand Boulevard, who stated he was in favor of the Board granting the variance.

David Guest, owner, was present. Mr. Guest stated that he has lived in the house for 18 years. The property has a carriage house but it is hard to access from the driveway and only 1 car fits in the structure. He noted he has deeded rights to a driveway off of Van Antwerp Road. Various owners have requested different rules to use the driveway. A recent owner did not want his family to back out of the driveway onto Van Antwerp Road. Mr. Guest felt this rule was smart, but he didn't have a space on his land to turn around the cars so a portion of his yard was used, creating a muddy pit. He noted he has reached an age where he would prefer his cars to be enclosed during the winter months. He noted the house was built in 1918 and he estimates he is the 5th owner of it. It still has many original materials. He is interested in creating a structure that is appropriate to the existing house and neighborhood. He noted he did not want to build a 2022 square box. Mr. Guest presented images of updated information about his project.

Mr. Hoke noted he understood why the applicant was proposing the addition. He noted the property has access via a shared driveway. He noted entrance into the carriage house is awkward and only has space for 1 vehicle. Mr. Guest stated the carriage house is too small for a car; he doesn't use it for any of his cars. Mr. Hoke noted that the applicant has spent a lot of time designing a structure to match the property. He asked what criteria were used to determine the size of it and can it be reduced to needing a lesser variance. Mr. Guest stated he has 5 vehicles and is storing one of them off-site. He noted he contemplated adding to the carriage house but noted that would also need a variance and would take up his rear yard space. He wanted to add a structure that matched his needs and a three-bay garage does that. He noted he also has lawn maintenance equipment and tractors that need to be stored. He noted he also looked to buy an empty lot in Schenectady to build a garage to store his equipment but that was not his preference.

Ms. Pacheco asked for clarity on the proposed structure. Mr. Guest explained that from the house there will be a 4 foot breezeway then the 38 foot garage which would leave 5 feet to the property line. He noted the garage would be 28 feet deep. Ms. Pacheco asked how the water runoff would be handled from the new roof. Mr. Guest stated he is a plumber and that he recently built a drainage system in that area of the property. He will remove some of what he constructed but utilize the remainder for the runoff from the proposed garage. The drywell that was installed will remain and be used.

Ms. Pacheco asked what the proposed height would be. Mr. Guest stated it would be 26 feet high. He stated he chose the structure height to match the architecture of the house. He did not want to install a short flat structure because although that meets his needs it does not enhance the character of the property.

Mr. Greene asked if the applicant spoke to the neighbor most affected by the addition. Mr. Guest stated he received a text message and noted they were not in favor of the garage addition. Mr. Hoke asked if they gave a reason. Mr. Guest stated they did not, but he could guess. He stated that their 1st floor addition is 5' off the property line just like his proposed addition. He suspected that they were concerned about the resale value of their home after his proposed addition was built. Mr. Greene wished to confirm that the notices were mailed and the neighbor received the notice. Ms. Robertson confirmed the letters were mailed and the neighbors were on the mailing list.

Chairperson Frary noted that he drove around the block multiple times to understand the request and the characteristics of the property. Chairperson Frary asked if the applicant considered removing the carriage house and replacing it with a larger structure. Mr. Guest stated they did, but that space is there rear yard.

378 He noted when his kids were young he did a lot of work to develop the side yard into a space that the
379 family would use. It never was used which is why he chose to use this space for the garage. Chairperson
380 Frary asked if the applicant ever considered getting driveway access from Story Ave. Mr. Guest stated
381 that he has considered this but he needs additional land and the landowner has not agreed to sell.
382 Chairperson Frary asked how the house most affected is situated on their lot. Mr. Guest stated that their
383 front door is on Grand Boulevard. The side of their house is about 5 feet from their fence along the shared
384 property line and the shared driveway runs along the back of their house. Chairperson Frary asked what
385 was on the side of their house. Mr. Guest stated their air conditioner condensers were there. Chairperson
386 Frary asked what marks the property line. Mr. Guest stated they installed the fence. Before that, there
387 were shrubs and stones. He noted no grass grows there.

388 Mr. Frary asked what the second story of the proposed structure would be used for. Mr. Guest stated the
389 second floor of the house and addition would not be connected so it probably would not be used for living
390 space. He is planning at this point to use it for storage or an exercise room. He noted it will be finished
391 with drywall and it will have electricity. Mr. Daly asked if it would have plumbing. Mr. Guest stated it
392 will have plumbing. At this point he is contemplating a dog wash station. Ms. Pacheco asked if a
393 bathroom will be installed. Mr. Guest stated that if he does add one, he will first discuss it with the
394 Building Department.

395 Chairperson Frary asked if there was anyone who wished to speak. Hearing none, he asked if any member
396 of the Board wished to place a motion.

397 Mr. Greene placed a motion to grant the variance. He noted the application was detailed and a well
398 thought out plan. He stated there were no alternatives available based on the parcel characteristics. He
399 noted there was not undesirable change in the neighborhood. He noted that there may actually be a
400 desirable change because of the design of the structure. He noted the addition will also alleviate the need
401 to continuously move cars around on the property producing light pollution from headlights. He stated the
402 request is substantial. He stated it will not have any environmental effects. He stated it is self-created but
403 that criterion is not determinative.

404 Ms. Pacheco seconded the motion.

405 Upon voting, the motion was granted with a vote of 7-0.

406 Mr. Antonikowski Aye

407 Mr. Antonikowski voted to grant the motion for the reasons stated. He thanked the applicant for their
408 appreciation of the local history of the area. He noted the proposed structure shows his thorough research.

409 Mr. Ltaif Aye

410 Mr. Ltaif voted to grant the motion for the reasons stated.

411 Ms. Pacheco Aye

412 Ms. Pacheco voted to grant the motion. She appreciated his effort to enhance his property.

413 Mr. Daly Aye

414 Mr. Daly voted to grant the motion for the reasons stated.

415 Mr. Greene Aye

416 Mr. Greene voted to grant the motion.

417 Mr. Hoke Aye

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

Chairperson Frary Aye

Chairperson Frary voted to grant the motion for the reasons stated.

5. Appeal by John Wallimann 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 1174 Highland Park Road, Niskayuna, New York, located in the R-2: Medium Density Residential Zoning District, to construct a 160 square foot shed partially 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.” The shed, at 160 square feet, is a major accessory structure. Section 220-13 Schedule I-C, establishes a side setback minimum of fifteen (15) feet. As proposed, the shed will be located six (6) feet from the side property line. Therefore; a nine (9) foot side yard setback variance is required.

17 notices were mailed. Zero responses received.

John Wallimann, owner, was present. Mr. Wallimann noted he is amending his request by proposing a 192 square feet shed. He noted the extra square footage will be located interior to the lot and not affect the variance request. He stated he is hoping to build a storage shed with a potting room. The house only has a one stall garage so a shed is needed to house the lawn maintenance equipment.

Chairperson Frary asked if the shed would be placed in the back corner of the property. Mr. Wallimann concurred. Chairperson Frary asked if the yard has fencing. Mr. Wallimann stated it was with a 6 foot fence. He noted the shed is about 13 feet tall.

Chairperson Frary asked if the applicant has spoken to his neighbors affected by the shed. Mr. Wallimann stated he has not since they leave the area in the winter. Chairperson Frary asked if the neighbors have any structures near the location of the proposed shed. Mr. Wallimann stated one neighbor has a two car garage about 5 feet from the property line. The other neighbor also has a garage and that also is about 5 feet from the property line. He noted the Board can see the structures on the pictures provided. Chairperson Frary asked if the shed would be placed on a slab. Mr. Wallimann stated it will be put on piers.

Mr. Greene asked if the shed would have electricity. Mr. Wallimann stated it would not. The shed has a window and a double door.

Ms. Pacheco asked if the footprint presented is the footprint of the intended shed. Mr. Wallimann agreed with the hand printed numbers presented.

Mr. Greene asked if the rear neighbor were looking at the shed, what would they see. Mr. Wallimann stated they would see a 16 foot section of shed without any windows.

Mr. Daly asked if the shed would have gutters. Mr. Wallimann stated it would not. He noted there is not a water issue in that area. He noted the shed would be 6 feet from the neighbor so any water from the roof should not gravitate to the neighbor's property.

Ms. Pacheco asked if there were other locations considered. Mr. Wallimann stated this is the location of a previous shed that has been removed. Ms. Pacheco asked if they considered moving it away from the neighbor. Mr. Wallimann stated they have 5 large pine trees on the property and the proposed location avoids those trees. Chairman Frary asked what size of the shed was that was removed. Mr. Wallimann stated it was about 120 square feet. Chairman Frary asked if the demolished shed was on the property when the house was purchased. Mr. Wallimann stated it was. Mr. Greene asked if the demolished shed

461 could be considered 'past its prime'. Mr. Wallimann agreed that it was. Mr. Greene confirmed the new
462 shed would be installed in the same location as the previous shed. Mr. Wallimann agreed.

463 Chairperson Frary asked if there was anyone who wished to speak. Hearing none, he asked if any member
464 of the Board wished to place a motion.

465 Mr. Hoke made a motion to grant the variance. He noted this is a replacement shed in the same location
466 but the dimensions are somewhat larger. He noted the applicant explained the need for a shed because of
467 the lack of garage space. There will not be an undesirable change in the neighborhood since the shed
468 location abuts similar structures on the neighboring properties. He noted there are no environmental
469 concerns with respect to this structure and should not create an adverse effect to neighboring properties.
470 The request is substantial and self-created but the nature of these properties and their size usually require
471 a variance to accommodate a shed on the property.

472 Mr. Daly seconded the motion for the reasons stated.

473 Upon voting, the amended motion was granted with a vote of 7-0.

474 Mr. Antonikowski Aye
475 Mr. Antonikowski voted to grant the motion.

476 Mr. Ltaif Aye
477 Mr. Ltaif voted to grant the motion for the reasons stated.

478 Ms. Pacheco Aye
479 Ms. Pacheco voted to grant the motion.

480 Mr. Daly Aye
481 Mr. Daly voted to grant the motion for the reasons stated.

482 Mr. Greene Aye
483 Mr. Greene voted to grant the motion for the reasons stated.

484 Mr. Hoke Aye
485 Mr. Hoke voted to grant the motion.

486 Chairperson Frary Aye
487 Chairperson Frary voted to grant the motion for the reasons stated.

488 Chairperson Frary asked if there was any business the Board wished to talk about. Mr. Hoke asked if the
489 office can print copies of the Zoning Board Packet for members to have during the meeting. Ms.
490 Robertson stated that the office can and will make copies if requested. The copies will be printed when
491 the packet is approved the Friday before the meeting. Copies can be picked up starting late afternoon or
492 brought to the meeting on Wednesday for members to use.

493 Mr. Ltaif made a motion to adjourn. Ms. Pacheco seconded the motion. All the Board approved the
494 motion. The meeting was adjourned at 9:30 p.m.

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

May 6, 2022

TO WHOM IT MAY CONCERN:

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

DATE: May 18, 2022

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 Erin and Chris Larkin for a variance from Section 220-25 A (4) and Section 220-25 B (1) (a) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1000 Niskayuna Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a six (6) foot fence with the ornamental side not facing outward and exceeding the height allowed in the front yard.

Section 220-25 A (4) states, "The ornamental side of any fence, if there is an ornamental side, shall face away from the lot on which it is located. As constructed, the ornamental side of the fence does not face away from the lot; therefore, a variance from this section is required.

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

April 5th, 2022

To: Town of Niskayuna Building and Zoning Board of Appeals.



Please find our attached variance application for the 6ft fence installed on our property facing Troy rd. (rt7). I am writing to you today to ask you to consider allowing us to keep our 6-foot privacy fence in place. Since we moved into the house at 1000 Niskayuna in 2008 (13.5 years ago), the tree line that runs between our property line and roadway (troy rd (Rt7)) has been thinned considerable by the work on the poles by National Grid personnel during ice/snowstorms. This has compromised a lot of the privacy from the roadway and the CDTA bus stop that we enjoyed in the early years of living at the home. As a result, we have tried on two separate occasions to plant high bushes and arborvitaes along the property to accomplish the same function that the trees used to provide, however the lack of direct sunlight in our back yard made it impossible to keep this vegetation alive and left us with the same issue.

As a mother of two young children, who are often playing in the back yard, I worry about their safety from passing cars and pedestrians standing idly waiting for the CDTA bus to arrive. There have been several occasions where they have been outside in very close proximity to strangers waiting for their bus. During the fall and winter months, when the trees and shrubbery are greatly reduced, there is nothing there to shield them, and I am often reluctant to allow them to play outside out of fear for their safety. By allowing us to keep our 6 ft privacy fence, my children will be protected from the eyes of passing motorists and strangers waiting at the bus stop.

My husband took special care to talk with our neighbors (David and Laura Kross) about the installation of the fence to make sure that it did not cause an undesirable change in their eyes, and he received positive feedback from them.

Thank You for your consideration and we hope you agree with our request.

Sincerely,

Two handwritten signatures in black ink. The first signature is a stylized "EL" followed by a horizontal line. The second signature is a more elaborate, cursive signature that appears to be "Chris Larkin".

Erin and Chris Larkin

ZONING BOARD OF APPEALS
Application and Procedures For A Variance

Received

APR 08 2022

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: Chris & Erin Larkin

RE: Property at 1000 Niskayuna Rd

I, Chris Larkin, the (owner) (agent of the owner) of the property located at 1000 Niskayuna Rd 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

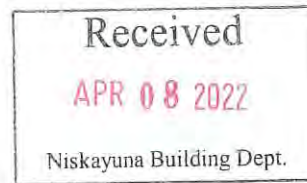
- One One (1) copy of plot plans
- NA One (1) copy of construction plans, if applicable
- One Appeal fee (see application procedures for details)
- One Appeal statement (see application procedures for details)
- NA Short Environmental Assessment Form, Project Information, as applicable for use variance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

Signature of Agent: Ce - J - Date 4/5/2022

Signature of Owner (if different from Agent) _____

Telephone Number: 518 470 1034

Email Address: LARKFEST@HOTMAIL.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.

Please refer to attached typed Response.

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:

Please refer to attached typed Response

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

Please refer to attached typed Response

Received

APR 08 2022

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:

Please refer to attached typed response

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:

Please refer to attached typed response.



1. Take into consideration whether the benefit sought by other feasible means. After National Grid substantially trimmed the tree line several years ago creating a direct view into our yard and home during the fall and winter months, we explored a couple different methods to achieve the privacy (from Troy Rd/Rt7 traffic and from the CDTA bus stop) and the noise reduction from the traffic volume on Troy Rd/Rt7. We planted a row of arborvitaes, on 2 different occasions, 6 years ago where the fence now sits. The arborvitaes provided very little noise reduction and due to the extensive shading and lack of direct sunlight in that location, we were unable to keep the arborvitaes alive (we even have trouble growing grass in that same location). We've also considered other fencing alternatives, if a 6ft fence were installed form the corner of the dwelling @ a 90 deg angle to the dwelling (backyard) in accordance with the height requirements on the zoning ordinance, the fence would be too close to the dwelling to provide the privacy from Troy Rd/Rt7 traffic (See Figure1) and the CDTA bus stop (See Figure 2) that we want to have privacy from. If a 4ft fence were installed in the same location in which the fence sits now, it would also provide little privacy difference in the traffic noise to the back and side yard of the dwelling. from the road and no appreciable increase privacy
2. Granting the variance will not create a detrimental change in the character of the neighborhood or nearby properties. We received feedback from all shared property line owners that they like the look of the fence and appreciate the extra privacy and noise reduction it provides form the main rd (Rt 7) traffic. Any dwelling located on Niskayuna Road within earshot and site line of rt 7 traffic will also realize the added privacy and noise reduction that the fence provides. The fence does not obstruct traffic visibility for the motorist traveling on Troy Rd/Rt7 or on Niskayuna Road. (See Figure 4) In fact, we believe that this fence enhances desirability in the neighborhood, as it provides privacy to our back yard and shields our young children (and our neighbor's young grandchildren) from being visible to passersbys on Troy Rd/Rt7 (or at the bus stop) when they are playing in the yard.
3. The requested variance is not substantial for the following reasons: There is a tree line between the fence and the roadway on rt 7 and can only be seen during the months where no foliage is present (November – April) (See Figure 6). Not substantial in that the only neighbor in which property lines are shared has no issues with the 6-foot fence. The closest property line to the fence is not a shared property line w/ a residential/commercial neighbor. There is also no negative traffic repercussions as a result of the 6ft fence. There is no obstructed view of roadway for motorists turning left or right onto rt 7 from Niskayuna Road or motorist turning left or right onto Niskayuna Road.
4. The requested Variance will not have any adverse physical or environmental effects on the neighborhood or district for the following reasons: The extra 2 ft of fence does not obstruct traffic site lines in any way (See Figure 3). The fence is not visible from the road (Troy Rd/Rt7), during late spring through the mid fall (May – October) (See Figure 5). The height of the fence as it now sites provide privacy from both west bound and east bound traffic. This enhances the appeal and value of the property. We received feedback from several realtors and perspective buyers that our property would benefit from the fence to provide privacy and noise reduction from the main rd. during the fall and winter months.

5. The violation of the zoning ordinance was self-inflicted. We did not realize that our backyard from the corner of the garage to the property line would be considered a front yard per the zoning ordinance and that the portion of the fence which sits behind the house from the south corner of the dwelling back 90 degrees to the property line is considered a front yard per the ordinance and has a 4 ft height restriction. With the tree line on Troy rd/route 7, There is no roadway or access from Troy rd/Rt 7 to that portion of our property where the fence now sits.



Figure 1 –
Vantage point
from house
standing on
ground looking
at Rt 7



Received
APR 08 2022
Niskayuna Building Dept.

Figure 2 –CDTA bus stop

Vantage point from Bus stop to 1000 Niskayuna



Vantage point from looking West down Troy Rd/Rt 7

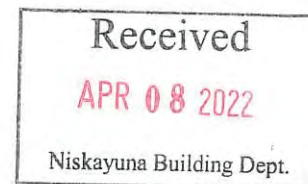


Figure 3 -
vantage point
from Niskayuna
Rd looking NE
down Rt 7

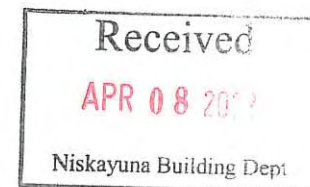


Figure 4 – Vantage
point Northeast
bound from car
looking at
backyard of 1000
Niskayuna Rd

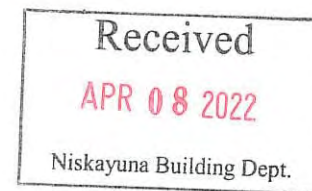


Figure 5



Received
APR 08 2022
Niskayuna Building Dept.

RECEIVED

JUL 1 2004

BUILDINGS DEPARTMENT
NISKAYUNA, NY

1000 Niskayuna Rd

Fence plans

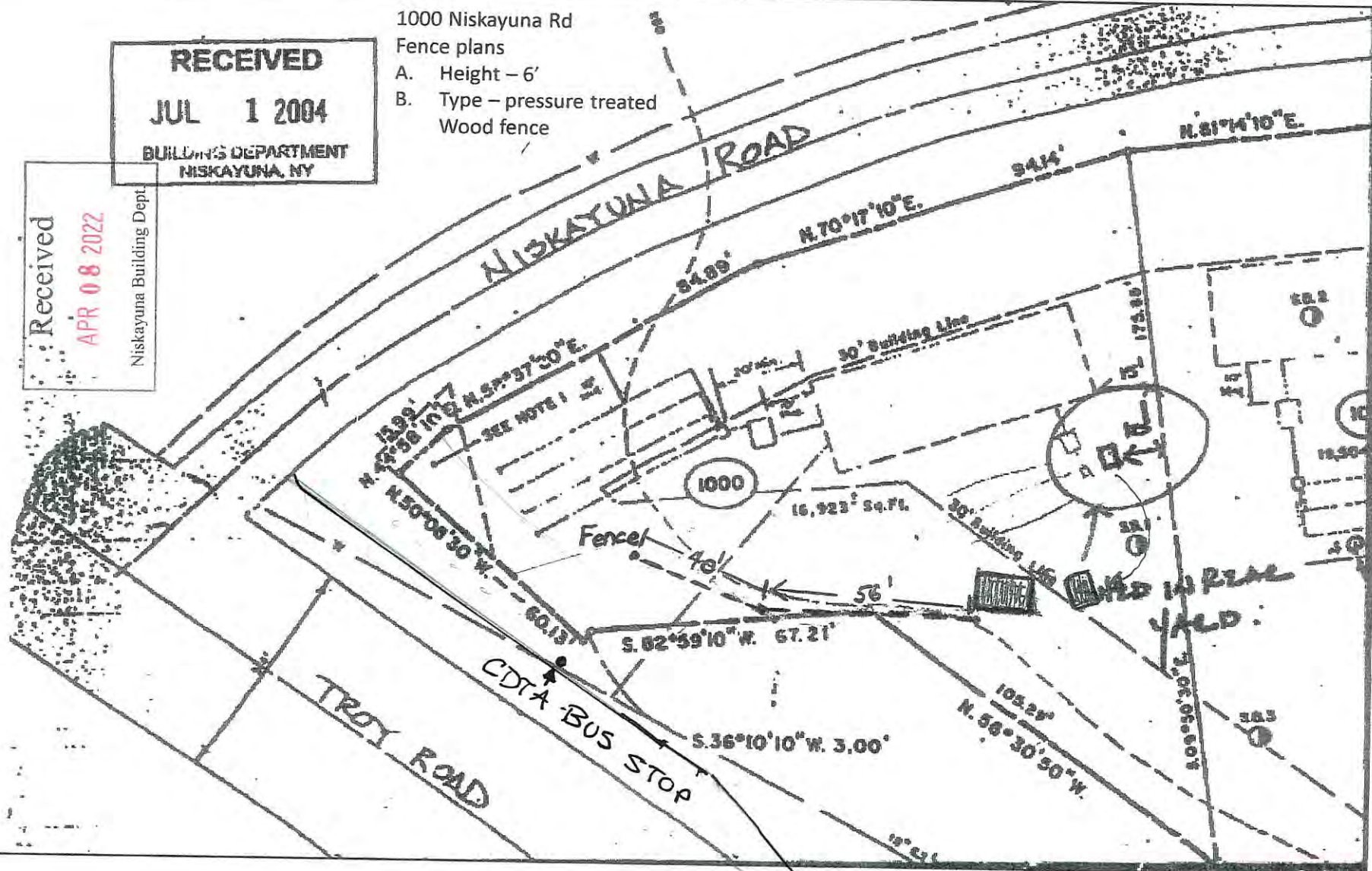
A. Height - 6'

B. Type - pressure treated
Wood fence

Received

APR 08 2022

Niskayuna Building Dept.



To: Town of Niskayuna Zoning Board of Appeals:

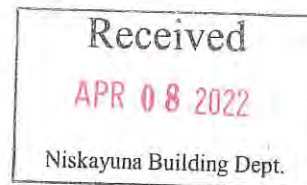
April 3, 2022

We are writing this letter in support of Chris and Erin Larkin's 6-foot-high fence on their property facing Troy Road (Rt 7). They discussed the building of the fence with us when they installed it and we understand and agree with the need for privacy and noise reduction on their property. We also understand the need for 6 ft high fence on their property facing the main roadway and believe that this is an appropriate request.

Our house is located at 1010 Niskayuna Rd directly East of their property and we are the only neighbor who share property lines with the Larkins. The view from our backyard encompasses the Larkin's backyard and the fence facing the roadway. We do not have any concerns regarding the fence height, and we feel that the 6-foot height is required to accomplish the privacy and noise reduction which the Larkins are trying to accomplish. We support their request for variance to keep the 6-foot fence height.

Thank you for your time and consideration,

Sincerely,



David and Laura Kross.

David Kross

A handwritten signature in black ink, appearing to read "David Kross", written over a horizontal line.

Laura Kross

A handwritten signature in black ink, appearing to read "Laura Kross", written over a horizontal line.

file in 734

Application # B22-037



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
FEB 09 2022
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 1000 Niskayuna Rd
DESCRIBE WORK APPLIED FOR Fence

ESTIMATED VALUE OF ALL WORK (labor and materials): TOTAL \$ \$7000

Please submit three sets of plans with this application.

APPLICANT Christopher Larkin DAY PHONE 518-470-1034

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

ADDRESS 1000 Niskayuna Rd
CITY Niskayuna STATE NY ZIP 12309
EMAIL ADDRESS Chris.larkin@DSDRenewables.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 Christopher Larkin DAY PHONE 518-470-1034
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

Christopher Larkin
Printed Name

2/4/2022
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 _____

Received

FEB 09 2022

Niskayuna Building Dept.

RECEIVED

JUL 1 2004

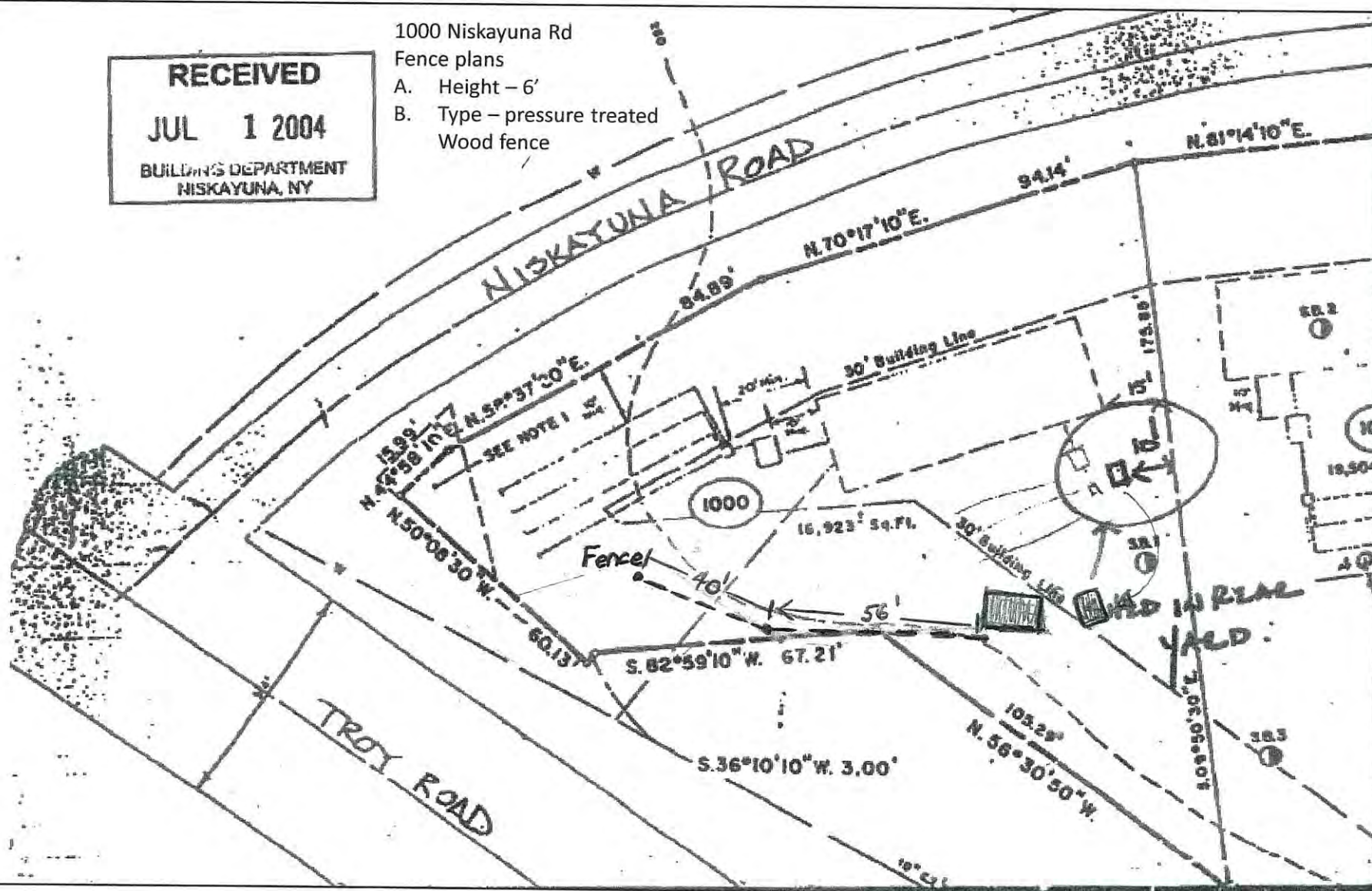
BUILDINGS DEPARTMENT
NISKAYUNA, NY

1000 Niskayuna Rd

Fence plans

A. Height - 6'

B. Type - pressure treated
Wood fence



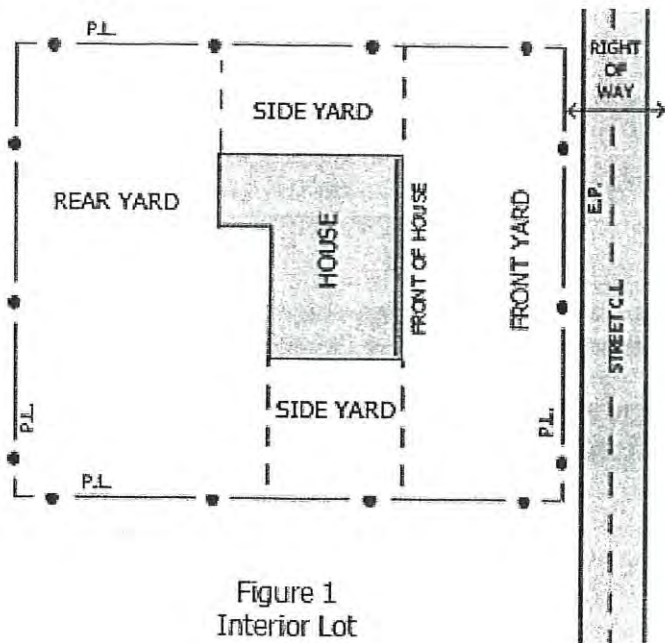


Figure 1
Interior Lot

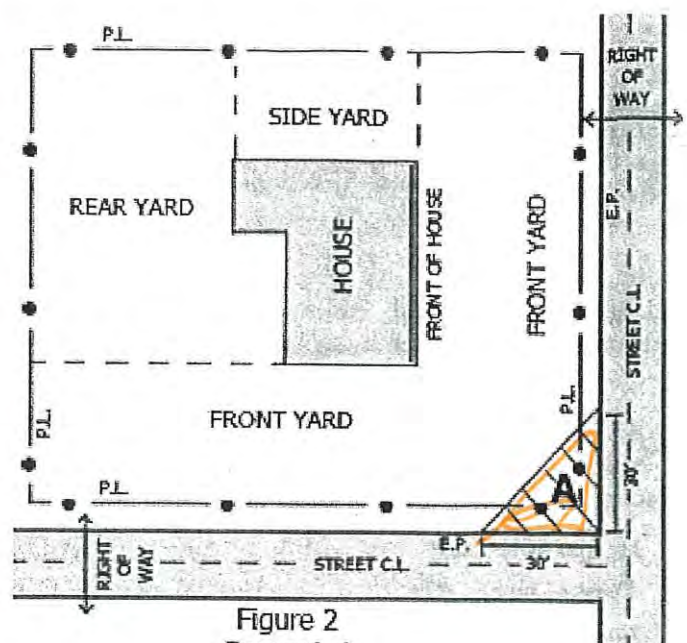


Figure 2
Corner Lot

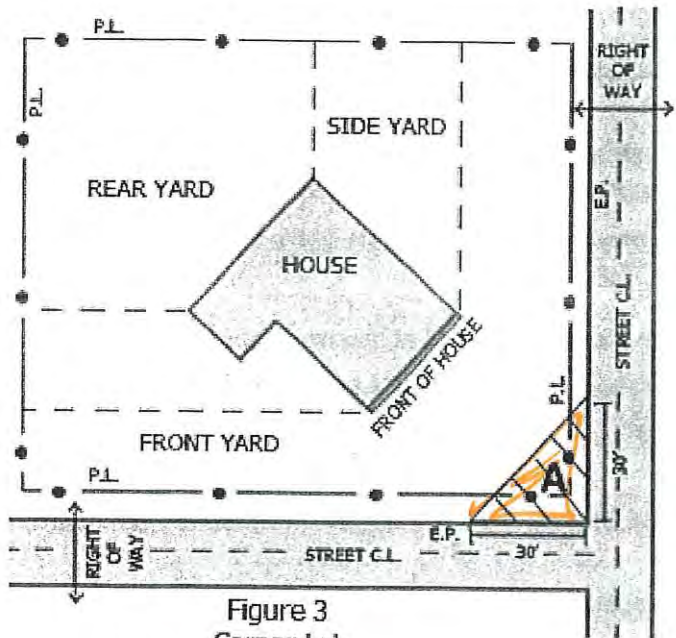


Figure 3
Corner Lot

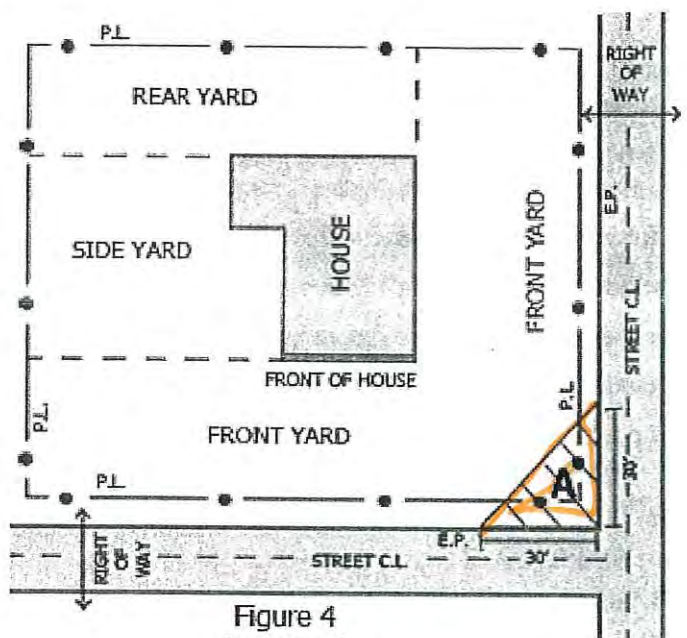


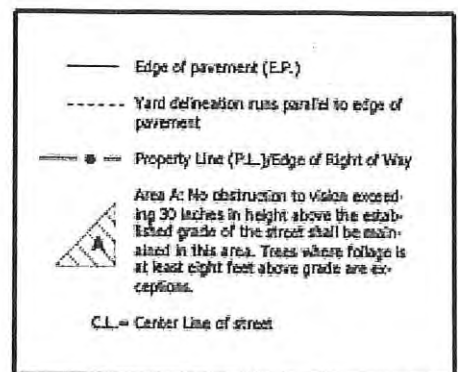
Figure 4
Corner Lot

Property Address 1000 N. S. Kayuna Rd

Are there any other accessory structures on the Property?

Fence	<u>yes</u>	no	height <u>6' existing</u>
Shed	<u>yes</u>	no	size <u>8x8, 10x16</u>
Swimming Pool	yes	<u>no</u>	size _____
Other	yes	<u>no</u>	size _____

Signature: Ce D.



ZONING COORDINATION REFERRAL

For Use By SCDEDP

SCHENECTADY COUNTY DEPT. OF ECONOMIC DEVELOPMENT & PLANNING

Recommendations shall be made within 30 days after receipt of a full statement of the proposed action.

Received _____

Case No. _____

Returned _____

FROM: ☐ Legislative Body
☒ Zoning Board of Appeals
☐ Planning Board

Municipality: _____

TO: Schenectady County Department of Economic Development and Planning
Schaffer Heights, 107 Nott Terrace, Suite 303
Schenectady, NY 12308

(tel.) 386-2225
(fax) 382-5539

ACTION: ☐ Zoning Code/Law Amendment
☐ Zoning Map Amendment
☐ Subdivision Review
☐ Site Plan Review

☐ Special Permit
☐ Use Variance
☒ Area Variance
☐ Other (specify) _____

PUBLIC HEARING OR MEETING DATE: May 18, 2022

SUBJECT: The Town of Niskayuna has received an application from Christopher Larkin, owner, 1000 Niskayuna Road to maintain a six (6) foot fence in the front yard along Troy Schenectady Road and allow the ornamental side of the fence to not face away from the lot.

REQUIRED ENCLOSURES:

1. Public hearing notice & copy of the application.
2. Map of property affected. (Including Tax Map I.D. number if available)
3. Completed environmental assessment form and all other materials required by the referring body in order to make its determination of significance pursuant to the state environmental quality review act.

1. This zoning case is forwarded to your office for review in compliance with Sections 239-l, 239-m and 239-n of Article 12-B of the General Municipal Law, New York State.
2. This material is sent to you for review and recommendation because the property affected by the proposed action is located within 500 feet of the following:
 - ☐ the boundary of any city, village or town;
 - ☐ the boundary of any existing or proposed County or State park or other recreation area;
 - ☒ the right-of-way of any existing or proposed County or State parkway, thruway, expressway, road or highway;
 - ☐ the existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel lines;
 - ☐ the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated;
 - ☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the agriculture and markets law. The referral requirement of this subparagraph shall not apply to the granting of area variances.

SUBMITTED BY:

Name: Laura Robertson Title: Town Planner

Address: 1 Niskayuna Circle, Niskayuna, NY 12309

E-mail: lrobertson@niskayuna.org Phone: 518-386-4530



Date: May 3, 2022

Signature

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

May 6, 2022

TO WHOM IT MAY CONCERN:

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

DATE: May 18, 2022

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 Kathryn and Stephen Palella, Jr. for a variance from Section 220-53 B and Section 220-13, Schedule I-B of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 847 Pearse Road, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to maintain a patio roof cover (addition) 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 ½ the distance specified in a particular residential zoning district. Section 220-13, Schedule I-B requires a side yard setback of twenty (20) feet. The existing house is 5.4 feet from the side line; therefore, ten (10) feet becomes the minimum required side setback. As constructed, the addition is six (6) feet from the side property line; therefore, a four (4) foot 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

<p>Received ZONING BOARD OF APPEALS Application and Procedures For A Variance</p> <p>APR 11 2022</p> <p>Niskayuna Building Dept.</p>
--

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

TO: ZONING BOARD OF APPEALS

FROM: Kathryn and Stephen Palella, Jr.

RE: Property at 847 Pearse Rd., Niskayuna NY 12309

^{we} I, Kathryn and Stephen Palella, Jr. ^{owners}, the (owner) (agent of the owner) of the property located at 847 Pearse 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

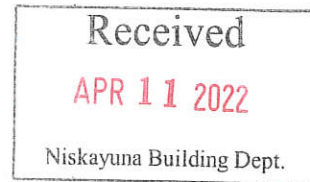
- ☒ One (1) copy of plot plans
- ☐ One (1) copy of construction plans, if applicable
- ☒ Appeal fee (see application procedures for details)
- ☒ Appeal statement (see application procedures for details)
- NA Short Environmental Assessment Form, Project Information, as applicable for use variance
- NA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

Signature of Agent: _____ Date 4/11/2022

Signature of Owner (if different from Agent) Kathryn C. Palella & Stephen Palella

Telephone Number: 518-956-2771 (Kate) 518-605-4174 (Steve)

Email Address: Kcanniff89@yahoo.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.

As an alternative to a permanent open structure, we pursued the option of purchasing a gazebo (freestanding). Unfortunately, we found that we wished the gazebo covered the entire patio and learned that it did not hold up well to snow. This is what ultimately drove our decision to custom build a permanent open structure with a pitched roof that spans the entire area of the patio. The overhang will provide shade and shelter from weather related elements on a year-round basis. Most importantly to us, the size of the overhang
(continued on a separate page - 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:

allowing for us to build our patio covering as designed will not have an undesirable change in the character of the neighborhood or a detriment to nearby properties because it will be located within our private, fenced in backyard. It would not infringe on neighboring properties. The design of the overhang is tasteful and not considered an eyesore. It will not require much maintenance, if any, but will be properly maintained to preserve its desirable appearance.

APR 11 2022

Niskayuna Building Dept.

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

We feel the request is not a substantial one given that our physical house is closer to the property line than this open structure would be. The requirement is that the edge of the overhang be 10ft. from the property line. Our current design puts the edge of the structure 8ft from the property line. Since we desire the roof of the overhang to cover the doorway from the garage to the backyard, we are requesting an exception instead of scaling back construction.

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:

We do not foresee any physical or environmental effects on the neighborhood or district by covering our patio in a way that is 2 feet shy of the required distance from the property line. As ~~previously~~ previously mentioned, our house is closer to the property line than this open structure would be and our house does not have an adverse effect on the neighborhood or district. Therefore, we do not feel that our open structure would be problematic either.

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:

We were unaware that the overhang was to be half of the distance (10 feet) of the setback (20 feet). It was not considered in part because our house is closer to the property line than the open structure would be (in terms of the $\frac{1}{2}$ setback rule) and because it is within our fenced-in yard.



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: 847 Pearse Road

Application Date: 4/6/22

Kathryn Palella
847 Pearse Road
Niskayuna, N.Y. 12309

Dear Madam:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain a patio roof cover (addition) on the property noted above has been denied by reason of Section 220-53 B and Section 220-13, Schedule I-B of the Zoning Ordinance. The property is located in the R-1: Low Density Residential Zoning District.

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-B requires a side yard setback of twenty (20) feet. The existing house is 5.4 feet from the side line; therefore, ten (10) feet becomes the minimum required side setback. As constructed, the addition is six (6) feet from the side property line; therefore, 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 and the undersigned within 60 days.

Date

4/7/22


Zoning Enforcement Officer

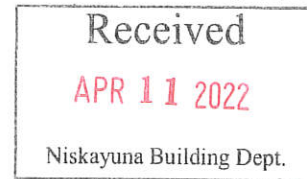
The closest point of the overhang
measures 8 feet from the property line,
a 2 foot variance is required.

Received

APR 11 2022

Niskayuna Building Dept.

4/11/2022



(Continued from application.)

1. ...the size of the overhang we are seeking a variance for will cover the entire patio, including over the door of the garage leading to the backyard. This will allow us to easily walk out into our backyard when it is raining or snowing and comfortably supervise our dogs. It will also help to preserve our patio slab.

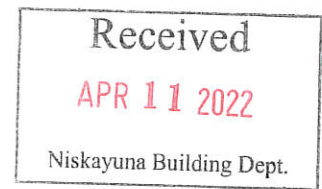
With the approval of this variance, this covered overhang will be the solution to enhancing the usability and aesthetics of our backyard.

Photos as of 4/11/2022.

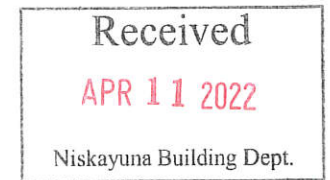


far corner measures 8 feet from property line.

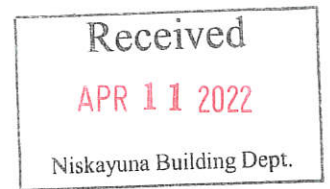
4/11/2022



4/11/2022



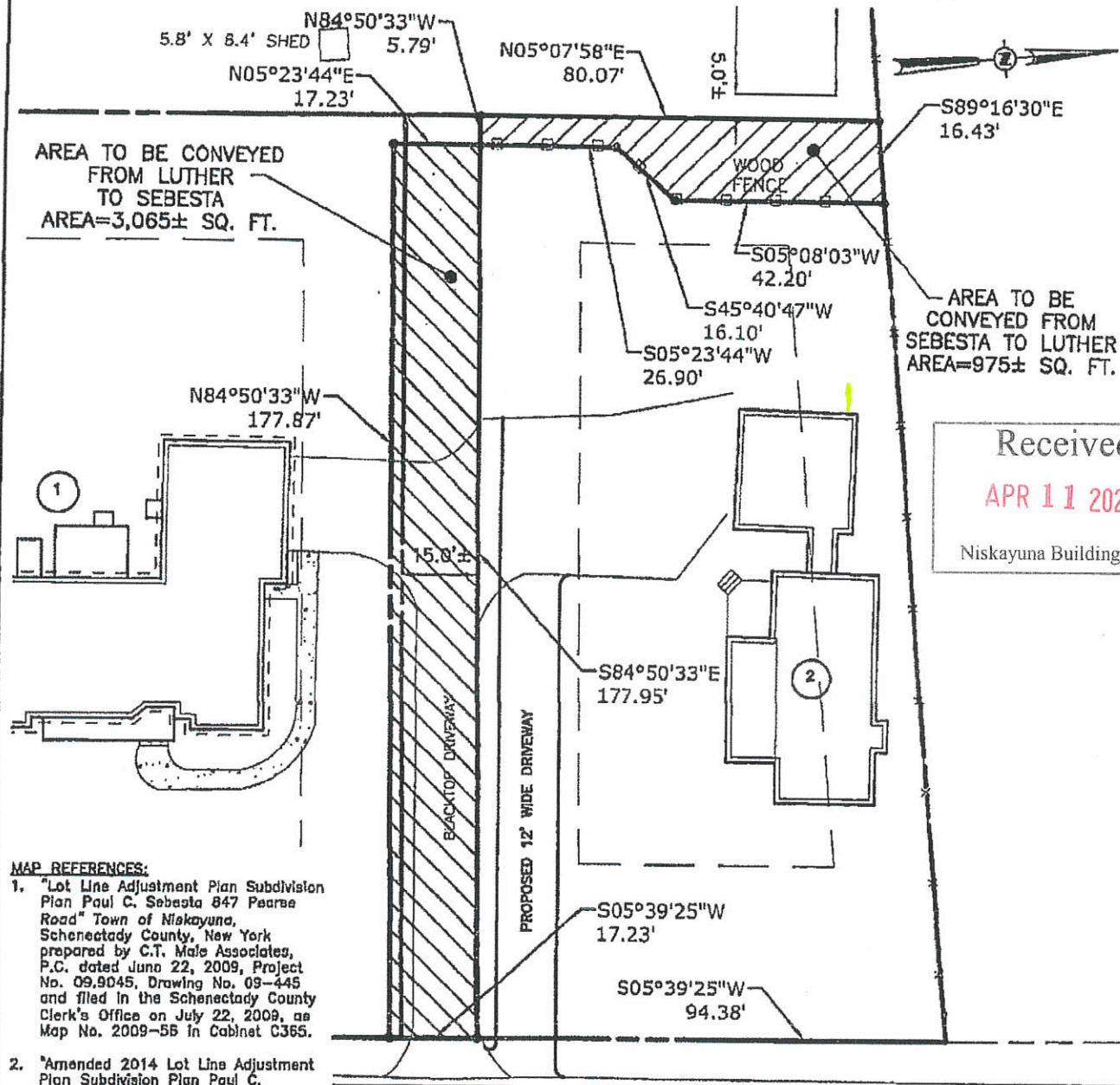
4/11/2022



NONE XREFS

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF SECTION
7209 SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.

DEED Book 1914 Page 967
Doc No 2015-1742



Received

APR 11 2022

Niskayuna Building Dept.

MAP REFERENCES:

1. "Lot Line Adjustment Plan Subdivision Plan Paul C. Sebesta 847 Pearse Road" Town of Niskayuna, Schenectady County, New York prepared by C.T. Male Associates, P.C. dated June 22, 2009, Project No. 09.9045, Drawing No. 09-445 and filed in the Schenectady County Clerk's Office on July 22, 2009, as Map No. 2009-55 in Cabinet C365.
2. "Amended 2014 Lot Line Adjustment Plan Subdivision Plan Paul C. Sebesta 847 Pearse Road" Town of Niskayuna, Schenectady County, New York prepared by C.T. Male Associates, P.C. dated June 22, 2009 and revised to July 18, 2014, Project No. 09.9045, Drawing No. 09-445.

PEARSE ROAD

COUNTY ROUTE No. 14N

Date	RECORDING WORK	Appr.	EXHIBIT MAP AREA ADJUSTMENT MAP LANDS NOW OR FORMERLY OF SEBESTA AND LUTHER	
TOWN OF NISKAYUNA		SCHENECTADY CO., NEW YORK		
C.T. MALE ASSOCIATES		Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.		
50 CENTURY HILL DRIVE, LATHAM, NY 12110 518.786.7400 • FAX 518.786.7299				
Drafter: MOD	Checker: WJN	SCALE: 1"=30'		
Appr. by: WJN	Proj. No. 09.9045	DATE: SEPT. 24, 2014		

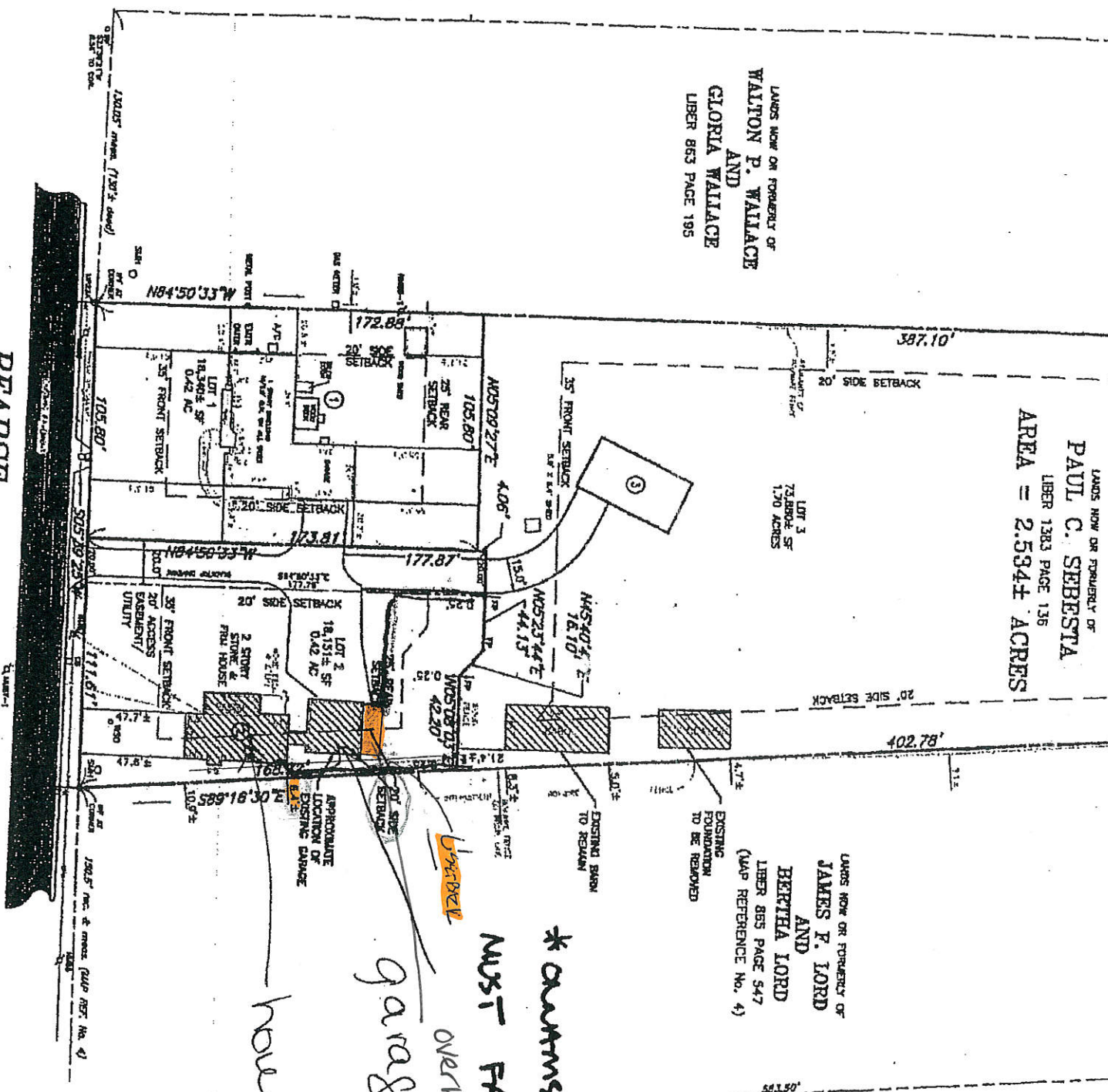
CAD DWG. FILE NAME: K:\Projects\026580\Survey\EXHIBIT MAP\EXHIBIT.dwg

LANDS NOW OR FORMERLY OF
PAUL C. SEBESTA
 LIBER 1383 PAGE 136
AREA = 2.5344 ACRES

LANDS NOW OR FORMERLY OF
WALTON P. WALLACE
 AND
GLORIA WALLACE
 LIBER 863 PAGE 195

LANDS NOW OR FORMERLY OF
JAMES F. LORD
 AND
BERTHA LORD
 LIBER 865 PAGE 547
 (MAP REFERENCE NO. 4)

Received
APR 11 2022
 Niskayuna Building Dept.



PEARSE ROAD
 COUNTY ROUTE NO. 14N

* AUTOMOBILE SIDE OF FACE
 MUST FACE OUTWARD
 overhang over
 garage patio
 house

OL
 # NOTED 7
 NOT ALL COMPLETED



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: 847 Pearse Road

Application Date: 4/6/22

Kathryn Palella
847 Pearse Road
Niskayuna, N.Y. 12309

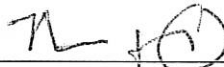
Dear Madam:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to maintain a patio roof cover (addition) on the property noted above has been denied by reason of Section 220-53 B and Section 220-13, Schedule I-B of the Zoning Ordinance. The property is located in the R-1: Low Density Residential Zoning District.

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-B requires a side yard setback of twenty (20) feet. The existing house is 5.4 feet from the side line; therefore, ten (10) feet becomes the minimum required side setback. As constructed, the addition is six (6) feet from the side property line; therefore, 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 and the undersigned within 60 days.

4/7/22
Date


Zoning Enforcement Officer

How FR 7BA

Application # B22-152



TOWN OF NISKAYUNA

APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4592
Email: building@niskayuna.org

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

BUILDING SITE ADDRESS 847 Pearse Rd Niskayuna NY 12309

DESCRIBE WORK APPLIED FOR overhang over patio in back yard

ESTIMATED VALUE OF ALL WORK (labor and materials): TOTAL \$ ~1,500.00

Please submit three sets of plans with this application.

APPLICANT Kathryn C Palella DAY PHONE 518-956-2771

CHECK ONE: ☐ CONTRACTOR

☒ HOMEOWNER

☐ OTHER (explain) _____

ADDRESS 847 Pearse Rd

CITY Niskayuna STATE NY ZIP 12309

EMAIL ADDRESS KCanniff89@yahoo.com

CONTRACTOR _____ DAY PHONE _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

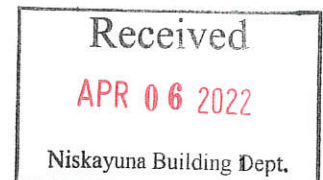
Note: Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

PROPERTY OWNER Kathryn C Palella DAY PHONE 518-956-2771

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 6 day of April, 22

Kathryn C. Palella
Signature of Applicant

Kathryn C. Palella
Printed Name

April 6, 2022
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 _____

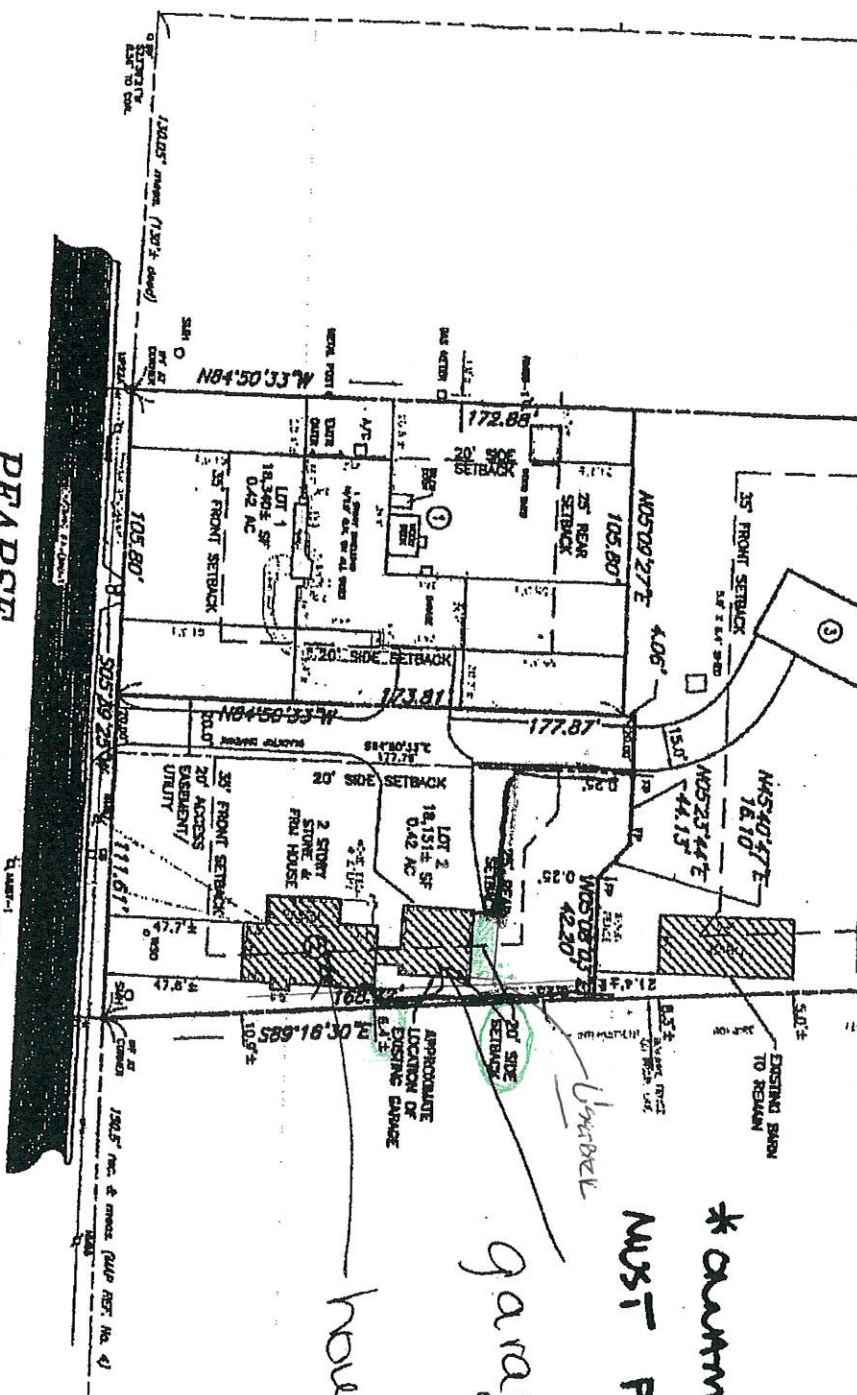
REQUIRED INSPECTIONS:

- ____ 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 _____

PEARSE ROAD
COUNTY ROUTE No. 14N



* AUTOMOBILE SIDE OF FACE
WEST FACE OUTWARD

garage

house

dc
NOTED
NOT RECOMMEND

Received
APR 06 2022
Niskayuna Building Dept.

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

May 6, 2022

TO WHOM IT MAY CONCERN:

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

DATE: May 18, 2022

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 Joseph Congdon 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 1036 Merlin Drive, Niskayuna, New York, located in the R-1: Low Density Residential Zoning District, to construct a 16' x 24' garage partially 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." The garage, at 384 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 garage will be located two (2) feet from the side property line. Therefore; an eighteen (18) foot 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

ZONING BOARD OF APPEALS
Application and Procedures For A Variance

Received

APR 14 2022

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: J. L. Congdon

RE: Property at 1036 Menlin Dr.

I, J. L. Congdon, the (owner) (agent of the owner) of the property located at 1036 Menlin 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

_____ 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: [Signature] Date 4/14/22

Signature of Owner (if different from Agent) _____

Telephone Number: 518-857-4993

Email Address: Trynewconcepts@gmail.com



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

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

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

There is no other feasible placement for this project, as building 20' from side lot-line would make the structure actually behind the home and not accessible to vehicle.

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 of variance would not only increase the value of the home, but the value and aesthetics of home and neighborhood.

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

I believe it is not a substantial request due to the fact that it will not impact neighboring properties and many structures in the neighborhood are placed within 1-2 feet of side property lines.

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:

There will be NO adverse physical or environmental effects on the neighborhood or district.

Received

APR 14 2022

Niskayuna Building Dept.

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 was NOT self-created.

USE VARIANCE - Before the ZBA can grant a use variance, State Law requires that, the applicant must demonstrate "unnecessary hardship". Mere inconvenience and the fact that the land in question could be put to a more profitable use are insufficient reasons for granting a use variance. To prove unnecessary hardship, the applicant shall demonstrate to the ZBA that for each and every permitted use under the zoning regulations for the particular district where the property is located:

- (a) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.

The project will bring the "look" and value of the home up to the comparable homes in the neighborhood.

- (b) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

When the home was built it was designed with a 1 1/2 stall garage. We simply would like garage parking for two vehicles and this will also negate the need for a shed or other outbuilding.

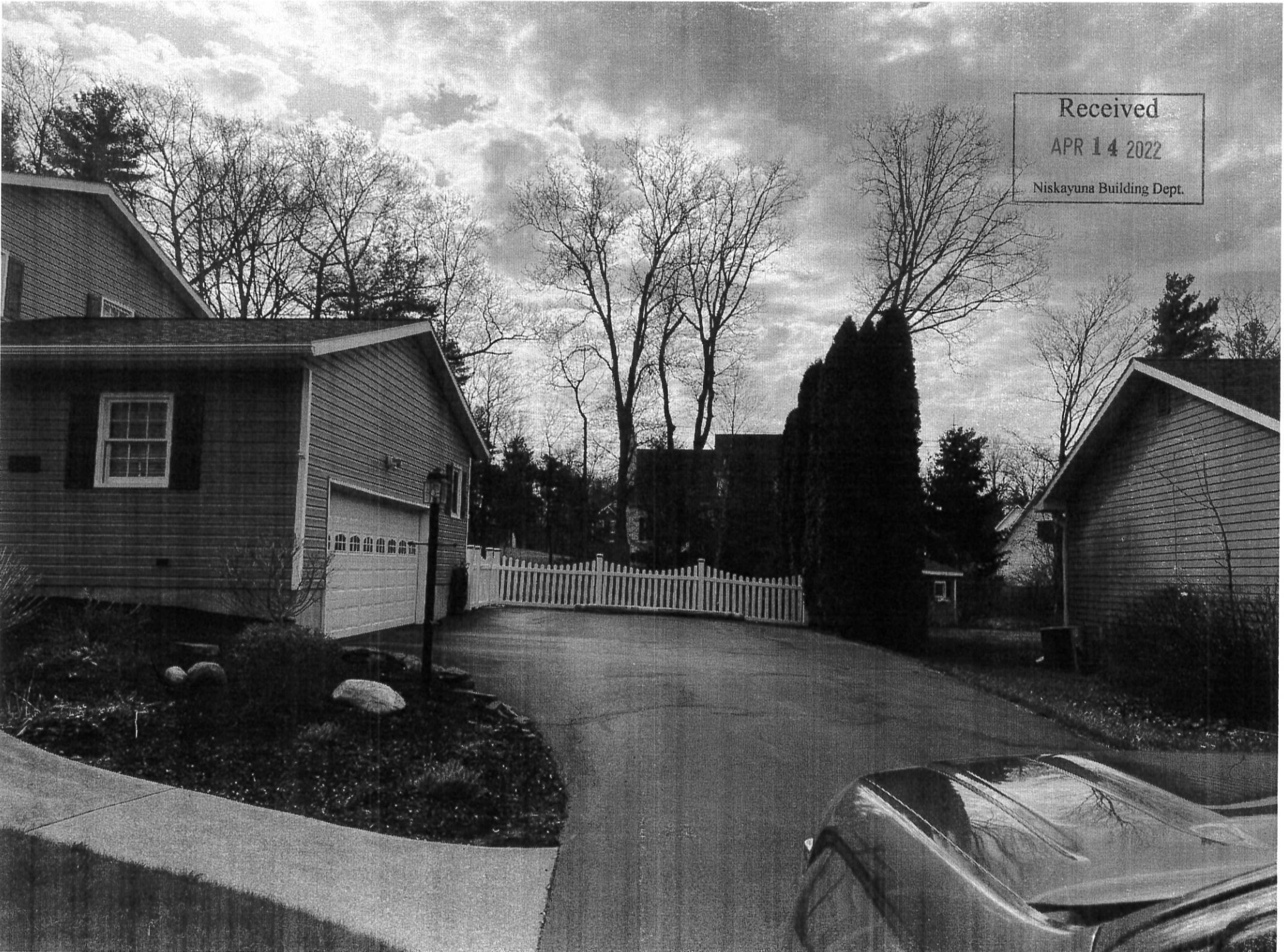
- (c) The requested use variance, if granted, will not alter the essential character of the neighborhood.

Absolutely Not.

- (d) The alleged hardship has not been self-created.

Absolutely Not.

Received
APR 14 2022
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) 386-4592
building@niskayuna.org

Kenneth P. Hassett
Building Inspector

Building and Zoning Permit Denial

Address: 1036 Merlin Drive

Application Date: 4/11/22

Joe Congdon
1036 Merlin Drive
Schenectady, NY 12309

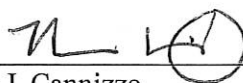
Dear Sir:

You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to construct a 16' x 24' garage on the property noted above has been denied by reason of 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 220-18 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 garage, at 384 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 garage will be located two (2) feet from the side property line. Therefore, an eighteen (18) 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.

4/12/22
Date



Thomas J. Cannizzo
Zoning Enforcement Officer

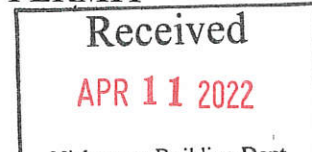
4200 for 703A

Application # B22-159



TOWN OF NISKAYUNA
APPLICATION FOR BUILDING AND ZONING PERMIT

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4592
Email: building@niskayuna.org



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

BUILDING SITE ADDRESS 1036 Merlin Drive

DESCRIBE WORK APPLIED FOR New Garage

ESTIMATED VALUE OF ALL WORK (labor and materials):

TOTAL \$ 15,000

Please submit three sets of plans with this application.

APPLICANT Joe Conglar

DAY PHONE 518-857-4993

CHECK ONE: ☐ **CONTRACTOR**

☒ **HOMEOWNER**

☐ **OTHER (explain)**

ADDRESS 1036 Merlin Drive

CITY Niskayuna

STATE NY

ZIP 12309

EMAIL ADDRESS Trynewconcepts@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 Joe Conglar

DAY PHONE 518-857-4993

ADDRESS (if different than above) _____

CITY _____

STATE _____

ZIP _____

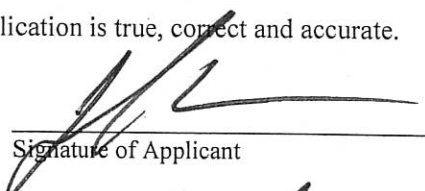
PLEASE SIGN Page 2

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

Joe Congdon
Printed Name

4/11/22
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 _____

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 1036 Merlin Drive, Niskayuna, NY 12309

b. Size of accessory structure 16x24 Garage

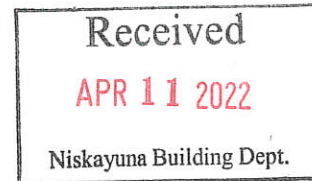
c. Distance to property lines:

Side 1 2'

Side 2 52'

Rear 45'

Other _____



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

Fence yes _____ no / height _____

Shed yes _____ no / size _____

Swimming pool yes _____ no / size _____

Other yes _____ no / size _____

e. Height of accessory structure 14'

f. Type of foundation for structure (if any) concrete

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
<u>R-1</u>	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: 4/11/22

(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 _____

1 41°44'N. 108°0'

4A speed

APR 11 2022

Niskayuna Building Dept.

407 11

GARAGE

5645-64
11-3-64
e.p.p.

1614 E 1650

ARIZONA DL: 18
(20 4)

1036 Meadow Drive

LOT 10 - MENTAL ILL
A44P 1 - MENTAL ILL

[illegible]

SCALE 1-5

C. T. NALL ASSOCIATES

DATE TIME PAGE

1990年12月15日，在天津召开的“中国城市经济体制改革理论研讨会”上，与会代表一致通过了《关于城市经济体制改革理论研究的若干原则》，其中明确提出：“城市经济体制改革理论研究的根本目的，是探索建立社会主义市场经济体制的理论和政策”。

NAME	James R. [illegible]	DATE	25 07 201
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[illegible]

THE

This step by step diy project is about **16x24 detached garage plans**. This garage is built with 2x4 studs and it features a gable roof, a 10' front door, a side 3' door and a 4'x4' window. Plan everything from the very beginning and build a strong foundation for the garage, in order to build a durable garage. This simple garage will protect your car from the elements, but it is also an amazing space for a small workshop. **Read the local building codes and adjust my plans to comply with the legal requirements*

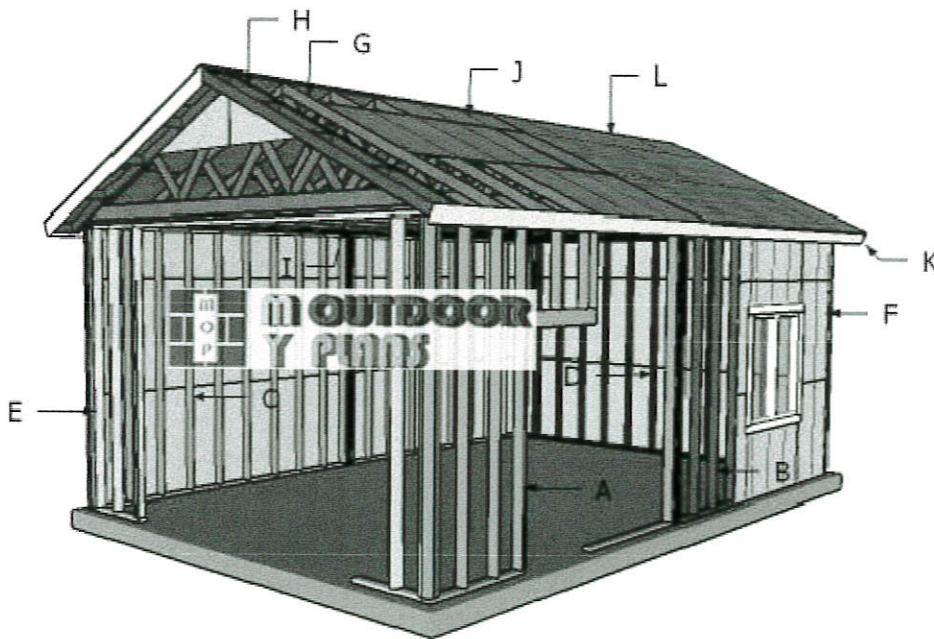
It is essential to choose the right materials before starting the construction and the assembly of the garage. As you will see in the project, you need to choose durable lumber with a nice appearance, such as pine, cedar or redwood. Make sure the components are in a good visual condition and choose professional tools when adjusting their size. Take accurate measurements and join the components with glue and screws.

16x24 Detached Garage Plans *x 14' Height*

Received

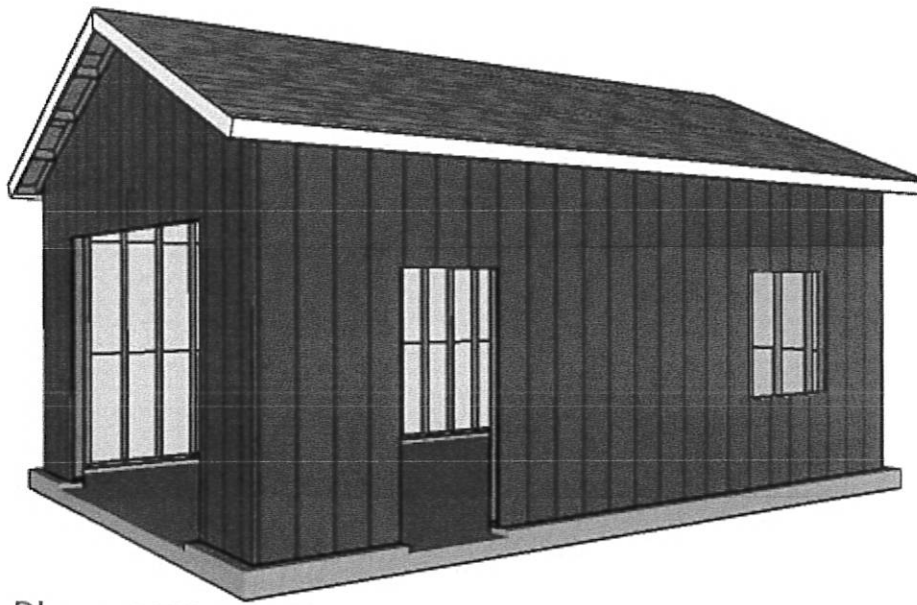
APR 11 2022

Niskayuna Building Dept.



MyOutdoorPlans.com

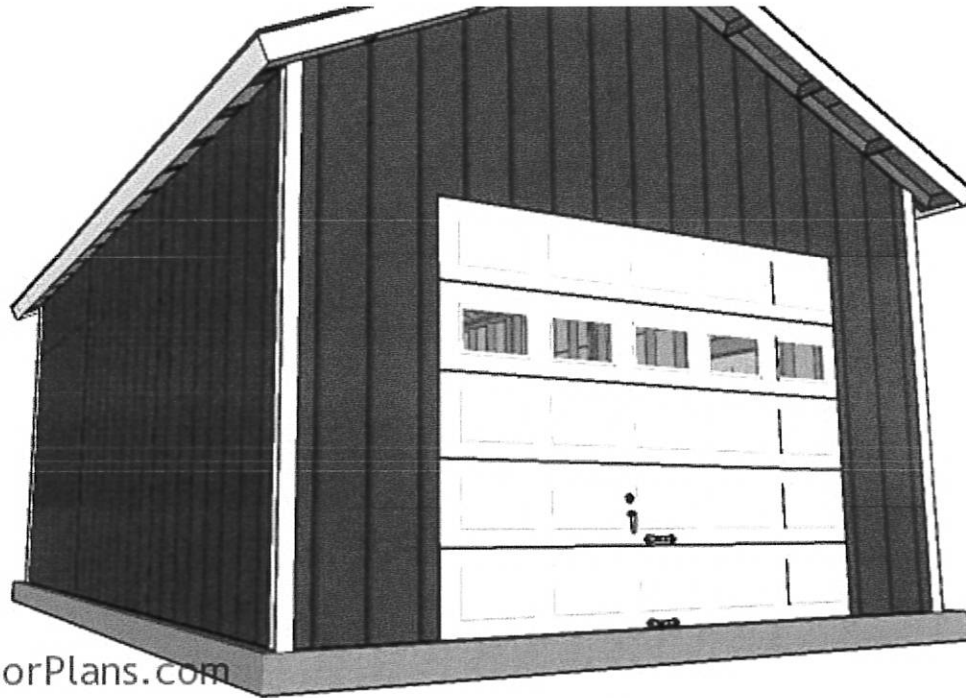
Building-a-16x24-detached-garage



MyOutdoorPlans.com

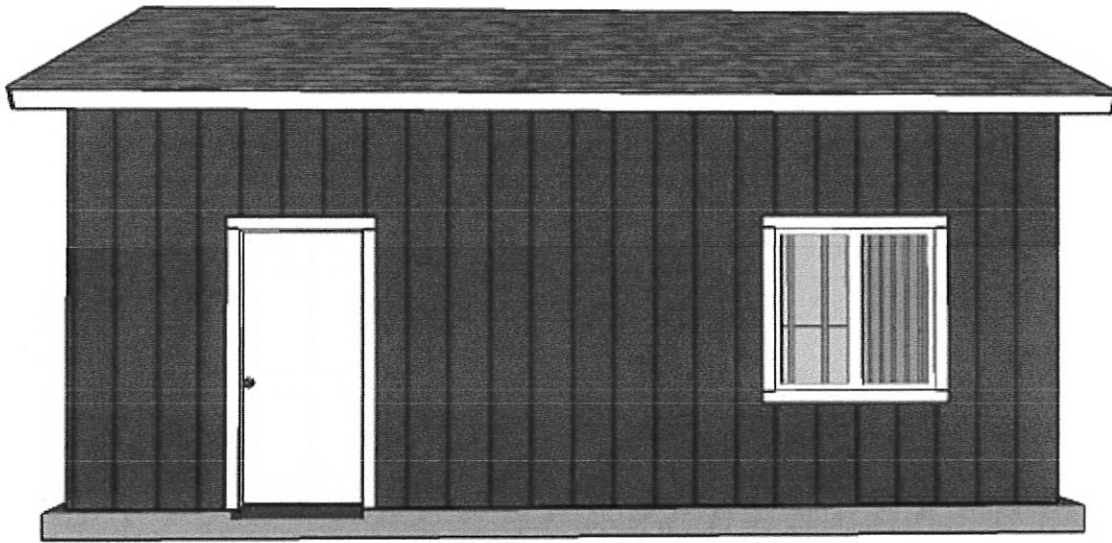
Fitting the siding sheets

Last but not least, you need to take care of the finishing touches. Wrap the garage with home-wrap and then make it pretty with T1-11 siding sheets. Alternatively, you can go for metal sheets from the very beginning and not use OSB and siding.



Fitting the corner trims

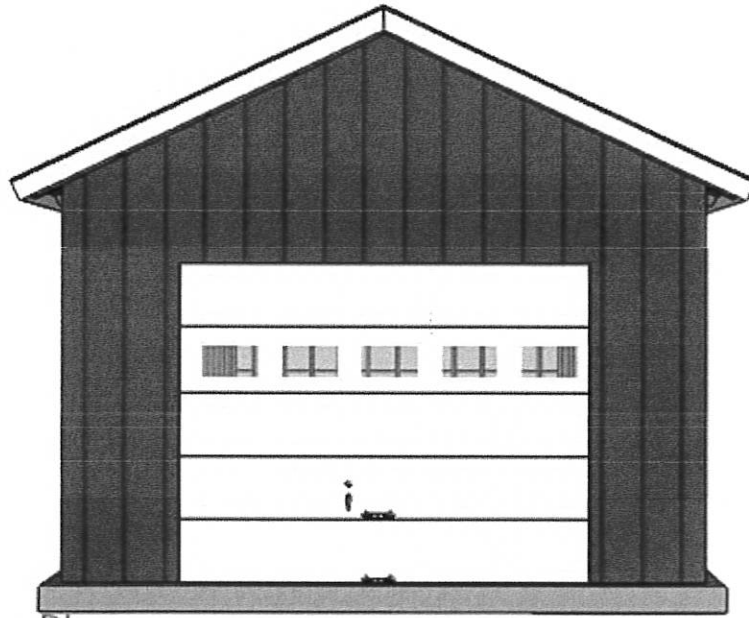
Fit the 1x4 trims to the corners of the garage, to enhance the look of the construction. Install the 10' garage door to the front opening.



MyOutdoorPlans.com

Fitting the side door and window

Fit the side door and window to the garage and then attach the decorative trims.



MyOutdoorPlans.com

Fitting the garage door

Top Tip: Check out the rest of my shed projects for more inspiration for your backyard.

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

May 6, 2022

TO WHOM IT MAY CONCERN:

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

DATE: May 18, 2022

TIME: 7:00 P.M.

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

AT THIS TIME THE BOARD WILL CONSIDER THE REQUEST OF:

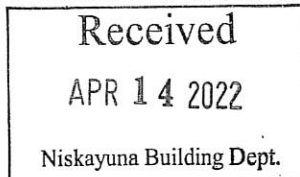
Appeal by John Cococcia for a variance from Section 220-18 B (2) of the Zoning Ordinance of the Town of Niskayuna as it applies to the property at 1220 Ferry Road, Niskayuna, New York, located in the R-R: Rural Residential Zoning District, to construct a pool with appropriate fence surrounding pool apron which will exceed the number of accessory structures allowed on a lot.

Section 220-18 B (2) states that “there shall not be more than three accessory structures on a lot.” As proposed, one (1) new accessory structure will be added on the property: a pool with fence surrounding the pool apron. The property already has more than three (3) pre-existing accessory structures upon it; therefore, a variance for one (1) additional accessory structure 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: John Cococcia

RE: Property at 1220 Ferry Road, Niskayuna, NY

I, John Cococcia (AJA Architecture / Studio A), the (owner) (agent of the owner) of the property located at 1220 Ferry Road, Niskayuna, NY 12309 in the Town of Niskayuna, New York, hereby petition the Zoning Board of Appeals to review the decision of the Zoning Enforcement Officer on the above-referenced application and to grant a variance from Section(s) of the Zoning Ordinance in order to permit the proposed construction shown on the accompanying drawings.

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

CHECKLIST OF REQUIRED ITEMS

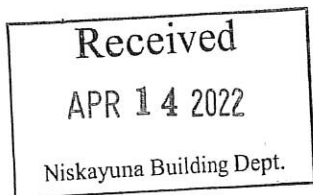
- ☒ One (1) copy of plot plans
- ☒ One (1) copy of construction plans, if applicable
- ☒ Appeal fee (see application procedures for details)
- ☒ Appeal statement (see application procedures for details)
- ☒ Short Environmental Assessment Form, Project Information, as applicable for use variance
- ☒ Additional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

Signature of Agent: Anthony J. Albino Kevin Catellier Date 4-11-22

Signature of Owner (if different from Agent) _____

Telephone Number: (518) 441-8739

Email Address: jacvc@me.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 cannot be sought by other means. The existing structures are pre-existing non-conforming on the site and have historically been located as part of this tax map parcel. In order to achieve the benefit, the applicant would have to remove the other three existing structures in order to construct a garage and pool without a variance, which is not a feasible alternative. Purchasing additional land is not a feasible option, and, even if it were, the additional of a swimming pool and garage would still need to be located in proximity to the existing residence.

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 variance will not produce an undesirable change to the character of the neighborhood. Garages and swimming pools are standards accessory structures ancillary to the main residence. Additionally, garages and swimming pools are characteristic to the surrounding neighborhood. As such, the proposed project will be in context with the surrounding area charater.

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

The requested variance is not substantial. The proposed garage is approx. 30' x 36' and will be attached to the current residence. The proposed pool is approx. 36' x 18' and is located in the rear of the property behind the residence and buffered by mature vegetation from view of adjacent properties. Both proposed accessory structures are standard size components and are in character with the site, design and visual attributes of the environs.

Received

APR 14 2022

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 proposed accessory structures will not have an adverse physical or environmental effect on the neighborhood or district. Both proposed accessory structures are customary to residential uses and characteristic of the neighborhood. There is ample land which is proposed to remain undisturbed and wooded. The addition of a swimming pool and garage will not impact any critical environmental resources. Stormwater management practices are proposed which will alleviate any potential erosion or stormwater runoff issue. As stated above in No. 3, the proposed elements are designed in context with the existing residential structure and are buffered from view of adjacent properties.

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

No, the difficulty was not self-created. According to the Town of Niskayuna Zoning Ordinance, a garage and swimming pool is considered an accessory use, which is a standard component found on all residential lots in this area. Additionally, the built structures are pre-existing non-conforming, therefore, requiring a variance to allow the swimming pool and garage to be built.

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.

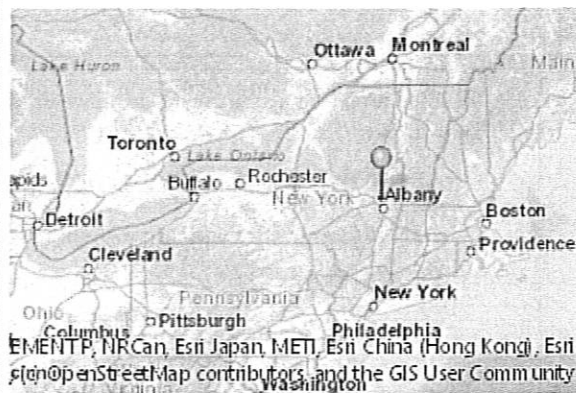
Part 1 – Project and Sponsor Information			
Name of Action or Project: Cococcia Residence		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Received APR 14 2022 Niskayuna Building Dept. </div>	
Project Location (describe, and attach a location map): 1220 Ferry Road, Niskayuna, NY 12309			
Brief Description of Proposed Action: Renovation of existing residence at 1220 Ferry Road, Town of Niskayuna. Proposed site improvements include reconfiguration of existing driveway, pedestrian circulation, hardscape patio, and swimming pool.			
Name of Applicant or Sponsor: John Cococcia		Telephone: E-Mail: jacvc@me.com	
Address: 1220 Ferry Road			
City/PO: Niskayuna		State: NY	Zip Code: 12309
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.		NO <input checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.09 acres <u>.75</u> acres 16.09 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input checked="" 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 checked="" 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: _____ N/A	<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: _____ N/A	<input type="checkbox"/>	<input checked="" 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: _____ _____ _____			

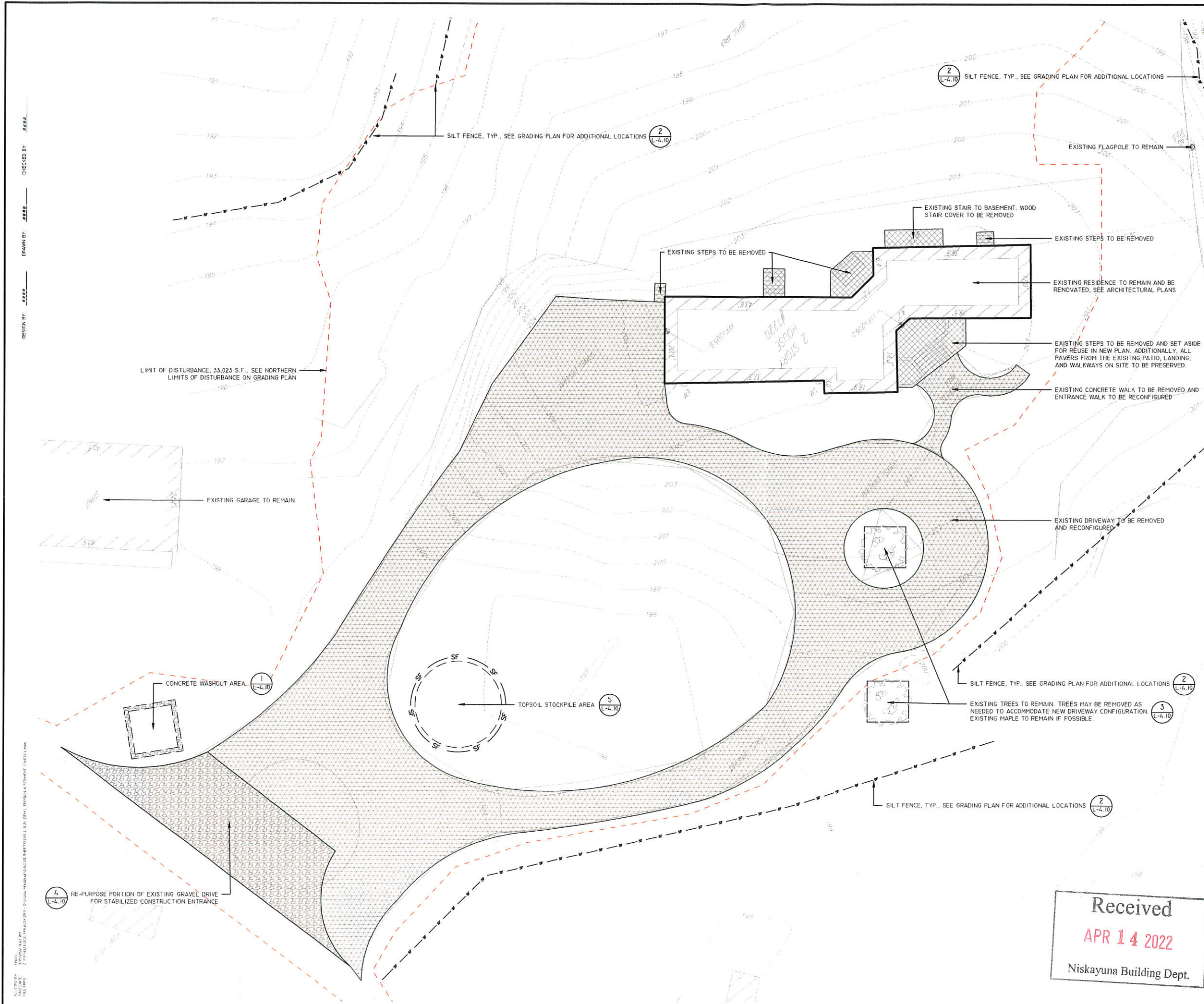
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" 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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N/A		
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Kirsten Catellier</u> Date: <u>4-11-22</u> Signature: <u>Kirsten Catellier</u> Title: <u>RLA</u>		



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.



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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



SITE PREPARATION AND DEMOLITION NOTES:

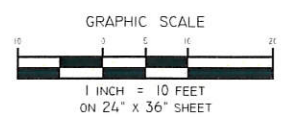
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND SUBSURFACE CONDITIONS PRIOR TO THE START OF WORK. COORDINATE ALL UTILITY REQUIREMENTS AND WORK WITH THE APPROPRIATE UTILITY PROVIDER. NOTIFY OWNER'S REPRESENTATIVE OF ANY AND ALL DISCREPANCIES.
2. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED. MATERIALS THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR IN A TIMELY FASHION SO AS NOT TO DISRUPT PROGRESS AND TO ENSURE SAFE SITE CONDITIONS.
3. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY ITEMS KNOWN TO CONTAIN HAZARDOUS MATERIALS OR SUBSTANCES. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF HAZARDOUS MATERIALS OR SUBSTANCES DISCOVERED DURING THE COMPLETION OF SPECIFIED WORK.
4. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN THE LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
6. CONTRACTOR SHALL IMPLEMENT AND BE RESPONSIBLE FOR ALL NECESSARY MEASURES AND PROCEDURES TO MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN, PEDESTRIANS, LOCAL TRAFFIC AND ROADWAYS, ADJACENT PROPERTIES, AND ETC. FOR DURATION OF PROJECT AND UNTIL PROJECT COMPLETION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND/OR RESTORATION REQUIRED AS A RESULT OF DEFICIENT PROTECTION MEASURES.
7. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY AND PAY ALL ASSOCIATED COSTS.
8. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED DAILY BY THE CONTRACTOR ONLY.
9. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT TO BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EXPOSED SOIL DISTURBANCE SHALL BE IN ACCORDANCE WITH THE NYS DEC REQUIREMENTS. ANY EXPOSED SOIL SHALL BE PROPERLY STABILIZED WITH EITHER PERMANENT SEED AND MULCH IF SOIL DISTURBANCE IS COMPLETED OR TEMPORARILY SEED AND MULCHED IF IT WILL BE MORE THAN 14 DAYS BEFORE ADDITIONAL SOIL DISTURBANCE WILL OCCUR. EXPOSED SOIL SHALL RECEIVE TEMPORARY OR PERMANENT SEED AND MULCH WITHIN 14 DAYS OF DISTURBANCE.
2. THE CONTRACTOR SHALL LIMIT THE AREA OF CLEARING AND GRUBBING, EXCAVATION, BORROW, AND EMBANKMENT OPERATIONS IN PROGRESS, COMMENSURATE WITH THEIR CAPABILITY AND PROGRESS IN KEEPING THE FINISH GRADING AND MULCHING, SEEDING AND OTHER TEMPORARY AND/OR PERMANENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS.
3. THE CONTRACTOR SHALL DESIGNATE TO THE OWNER'S REPRESENTATIVE A QUALIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WITH ADEQUATE TRAINING, EXPERIENCE, AND AUTHORITY TO IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES AS PER THE NYS DEC REQUIREMENTS.
4. CONSTRUCTION IS TO PROCEED IN ACCORDANCE WITH THE CONSTRUCTION PHASING SCHEDULE SUPPLIED BY THE CONTRACTOR OR SHOWN ON THE PLANS. GRASSES SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS POSSIBLE. FOR THE FRAMES OUTSIDE THE GROWING SEASON, OTHER METHODS OF SOIL STABILIZATION (SUCH AS THE USE OF JUTE MESH EROSION MATTING) WILL BE USED UNTIL SUCH A TIME AS GRASS CAN BE ESTABLISHED.
5. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY SITE DISTURBANCE. THIS INCLUDES GRADING OPERATIONS, UTILITY OR STRUCTURE INSTALL.
6. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH NYS DEC REQUIREMENTS.
7. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA SERVED IS STABILIZED.
8. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
9. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
10. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED AFTER EVERY STORM EVENT.
11. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT THROUGHOUT THE DURATION OF THE PROJECT IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL WATER COURSES FROM WATER BORNE SEDIMENT OR POLLUTANTS ORIGINATING FROM ANY WORK DONE ON, OR IN SUPPORT OF THIS PROJECT.
12. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF WATERBODIES BY SILT, SEDIMENT, FUELS, SOLVENTS, LUBRICANTS, EPOXY COATINGS, CONCRETE LEACHATE, OR ANY OTHER POLLUTANT ASSOCIATED WITH CONSTRUCTION AND CONSTRUCTION PROCEDURES.

LEGEND:

- LIMITS OF DISTURBANCE
- - - SILT FENCE
- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE
- - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- [Hatched Box] EXISTING STRUCTURE TO BE DEMOLISHED/ REMOVED
- [Dotted Box] EXISTING HARDSCAPE TO BE DEMOLISHED/ REMOVED
- [Stippled Box] STABILIZED CONSTRUCTION ENTRANCE



MAP REFERENCE:
BASE INFORMATION OBTAINED FROM TAX PARCEL NO. 239.8-I-21, TOWN OF QUEENSBURY, WARREN COUNTY. SURVEY PRODUCED BY CORNER POST LAND SURVEYING, PLLC ON OCTOBER 28, 2020.

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DRAWINGS NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION	DATE

PREPARED FOR

JOHN COCOCCIA

1220 FERRY ROAD

NISKAYUNA, NEW YORK 12309

PROJECT

COCOCCIA RESIDENCE

DEMOLITION, EROSION & SEDIMENT CONTROL PLAN

DATE:

03/09/2022

PROJECT NO.

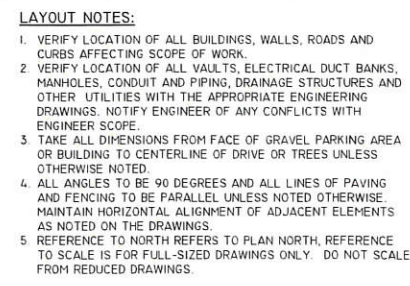
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DRAWING NO.

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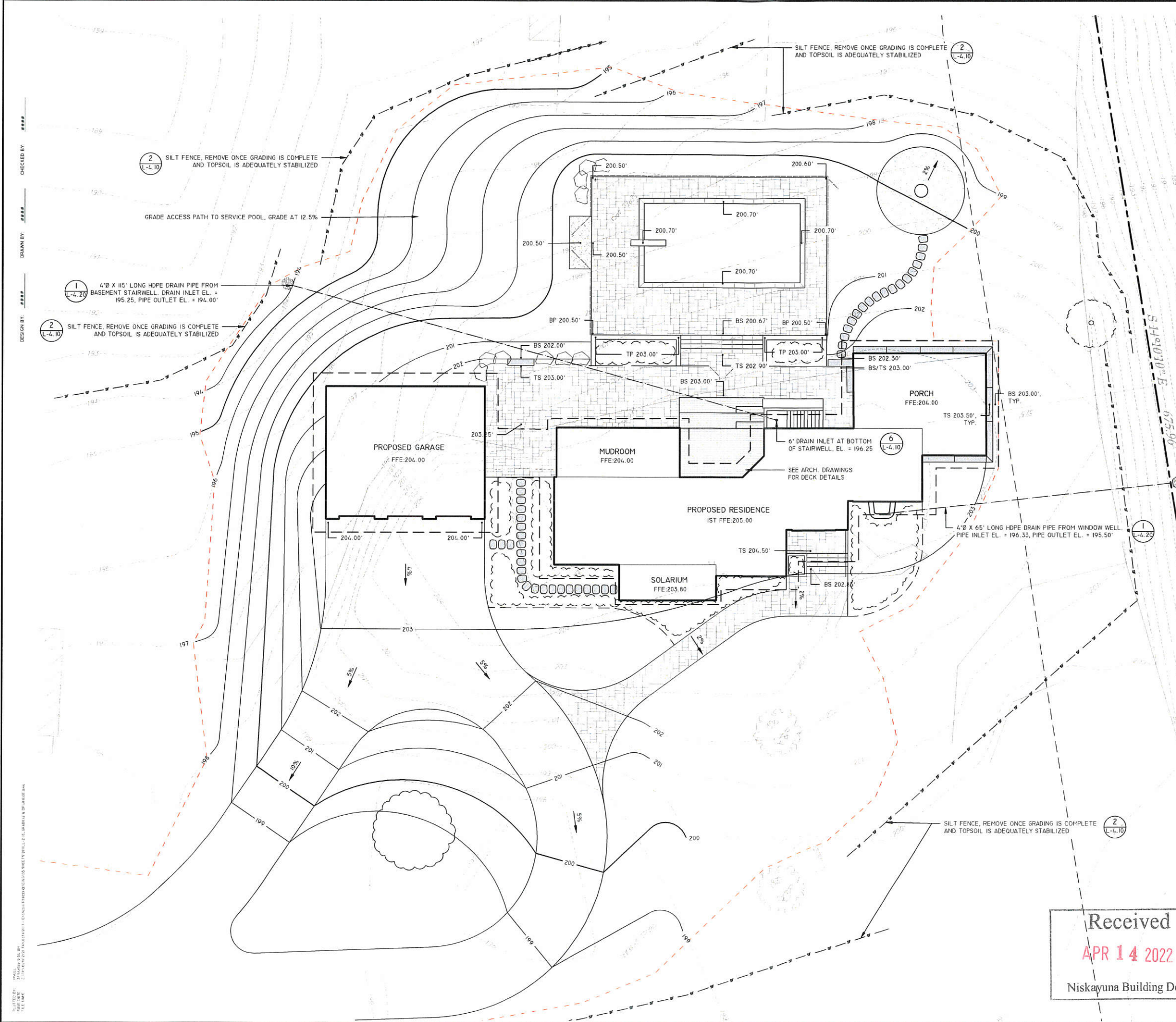
DWG 1 OF 5

Received
APR 14 2022
Niskayuna Building Dept.



MAP REFERENCE:
BASE INFORMATION OBTAINED FROM TAX PARCEL NO. 239.81-21
TOWN OF QUEENSBURY, WARREN COUNTY SURVEY PRODUCED BY
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EARTHWORK AND GRADING NOTES:

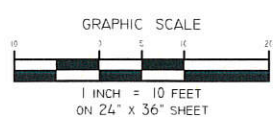
- EXISTING BASE INFORMATION DERIVED FROM SURVEY BY TITLED, "TRAUENHOFER FAMILY REVOCABLE INTERVIVOS TRUST, ESTABLISHED APRIL 30, 2007, DATED JUNE 4, 2007 BY VAN DUSEN & STEVES LAND SURVEYORS.
- BEFORE ANY LAND CLEARING IS COMPLETED, THE CONTRACTOR SHALL ARRANGE A MEETING ON SITE WITH THE OWNER'S REPRESENTATIVE TO IDENTIFY WHICH TREES ARE TO BE PROTECTED OR REMOVED. NO CLEARING SHALL OCCUR WITHOUT A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTORS DISCRETION. VEHICLES SHALL NOT BE PARKED WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE KEPT. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE KEPT.
- ALL TEMPORARY EROSION AND SEDIMENT (E&S) CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE. E&S CONTROL DEVICES SHALL BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED TO ENSURE SATISFACTORY PERFORMANCE. ANY DAMAGE OCCURRING DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. ASSOCIATED FINES RESULTING FROM SUCH DAMAGE SHALL ALSO BE PAID BY THE CONTRACTOR.
- ALL PROPOSED GRADES SET IN THE FIELD TO BE COMPLETED BY A NEW YORK STATE LICENSED SURVEYOR.
- ALL AREAS REQUIRING FILL SHALL BE BROUGHT TO REQUIRED GRADE IN A MAXIMUM OF 12" COMPACTED LIFTS.
- ALL SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH SLOPE STABILIZATION MATS. LOCATIONS AND METHODS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY BEFORE CONTINUING WORK.
- EXCAVATION REQUIRED WITHIN 3 FEET OF EXISTING UTILITY LINE SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING GRADE, PROVIDING VERTICAL CURVES OR ROUNDINGS AT THE TOP AND BOTTOM OF ALL SLOPES.
- DURING GRADING OPERATIONS, DRAINAGE OF THE SITE AND ADJACENT AREAS SHALL BE MAINTAINED CONTINUOUSLY TO PREVENT EROSION OR OTHER DAMAGE. WHEN IT IS NECESSARY TO INTERRUPT DRAINAGE OR OTHER EXISTING UTILITIES, CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES UNTIL PERMANENT WORK IS COMPLETED AT NO COST TO THE OWNER.
- GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE TO PREVENT PONDING. FINISHED SURFACES SHALL BE FREE FROM ANY ABRUPT OR IRREGULAR CHANGES.
- EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND SO THAT NO DAMAGE OCCURS TO EXISTING ROOT SYSTEM. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- EXCAVATION SHALL BE TO ELEVATIONS INDICATED WITH A TOLERANCE OF PLUS/MINUS 1".
- SUBBASE COURSE MATERIAL SHALL CONFORM TO NYS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 316, TYPE 2 AND SHALL CONFORM TO MIN 95% MODIFIED PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE COMPACTED ON SITE SOIL MATERIAL.
- EMBANKMENT FILL SHALL CONFORM WITH ALL REQUIREMENTS OF NYSDOT SPEC. SECTION 203. MAXIMUM ALLOWABLE LOOSE LIFTS FOR EMBANKMENT SHALL BE 12 INCH AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS ESTABLISHED THROUGH THE STANDARD PROCTOR COMPACTION TEST PER ASTM D698.
- MATERIAL STOCKPILES, IF REQUIRED, SHALL BE LOCATED WHOLLY WITHIN THE WORK AREA. ADDITIONAL SILT FENCES SHALL BE PROVIDED AT THE BASE OF ALL STOCKPILES AS DIRECTED IN THE FIELD BY THE ENGINEER.
- ALL TRENCHES AND OTHER EXCAVATION SIDE SLOPES INDICATED ON THE DRAWINGS ARE DIAGNOSTIC ONLY AND ARE NOT INTENDED TO INDICATE A STABLE EXCAVATION SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY AND STABILITY OF ALL EXCAVATION SLOPES, SHEETING, SHORING, TRENCH BOXES, AND ANY OTHER MEANS REQUIRED FOR A SAFE WORK ENVIRONMENT AND FOR PROTECTION OF ADJACENT ROADWAYS AND OTHER STRUCTURES. ALL EXCAVATION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING REGULATORY AGENCIES:
 - SUBPART 23-4, "EXCAVATION OPERATIONS", OF NEW YORK DEPARTMENT OF LABOR INDUSTRIAL CODE RULE 23.
 - SUBPART P, "EXCAVATIONS" OF THE UNITED STATES DEPARTMENT OF LABOR OSHA REGULATIONS FOR CONSTRUCTION.
 - ALL OTHER MUNICIPAL, COUNTY, STATE OR FEDERAL AGENCIES, REGULATIONS OR LAWS PERTAINING TO EXCAVATION SAFETY AS MAY APPLY AT THE WORK SITE.
 - THE MORE STRINGENT PROVISION IN EACH OF THE ABOVE CODES SHALL APPLY. THESE PROVISIONS SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND SHALL BE INCREASED IF NECESSARY TO PROVIDE SAFE WORKING CONDITIONS.
- CRUSHED STONE, WHERE CALLED FOR ON THE DRAWINGS, SHALL CONFORM TO NYS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SECTION 703-02, SIZE DESIGNATION 2.
- ALL SILT FENCES SHALL BE INSTALLED PRIOR TO DISTURBANCE OF EXISTING SITE FINISHES AND SHALL REMAIN IN PLACE UNTIL A STABLE GROWTH OF TURF IS ESTABLISHED.
- ALL DISTURBED AREAS NOT COVERED WITH SITE IMPROVEMENTS OR LANDSCAPING SHALL BE COVERED WITH 6" OF TOPSOIL AND SEED TO ESTABLISH A DENSE GROWTH OF TURF. PRIOR TO APPLYING TOPSOIL, DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.1.6 "SOIL RESTORATION" OF THE NYSDOT STORMWATER DESIGN MANUAL.

STORMWATER MANAGEMENT NOTES:

- MAXIMUM DISTURBED SITE AREA FOR THIS PROJECT WITHIN THE CONSTRUCTION LIMITS EQUALS 10.00 ACRES. THE PROJECT IS THEREFORE A MAJOR PROJECT FOR STORMWATER DESIGN. SEE THE STORMWATER CONTROL SYSTEM REPORT FOR ADDITIONAL DESIGN INFORMATION.
- STORMWATER CULVERTS, PIPING AND FITTINGS SHALL BE ADS N-12 SMOOTH BORE DOUBLE WALL HIGH DENSITY POLYETHYLENE PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INC., OR APPROVED EQUIVALENT.
- PREFABRICATED STORMWATER INFILTRATION CHAMBERS SHALL BE STORITECH SC-740 UNIT, AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., OR APPROVED EQUIVALENT.
- PVC DRAIN BASINS SHALL BE THE SIZES INDICATED ON THE DRAWING, AS MANUFACTURED BY NYLOPLAST, OR APPROVED EQUIVALENT. DRAIN BASIN FRAME AND GRATES SHALL BE CAPABLE OF SUPPORTING HIGH LOADING AND SHALL CORRESPOND WITH THE APPROPRIATE DRAIN BASIN DIAMETER IN ACCORDANCE WITH THE BASIN MANUFACTURER'S SPECIFICATIONS.

LEGEND:

- PROPERTY LINE SETBACK
- - - SILT FENCE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- - - PROPOSED SWALE
- PROPOSED SPOT GRADES



MAP REFERENCE:

BASE INFORMATION OBTAINED FROM TAX PARCEL NO. 239 8-1-21, TOWN OF QUEENSBURY, WARREN COUNTY. SURVEY PRODUCED BY CORNER POST LAND SURVEYING, PLLC ON OCTOBER 28, 2020.

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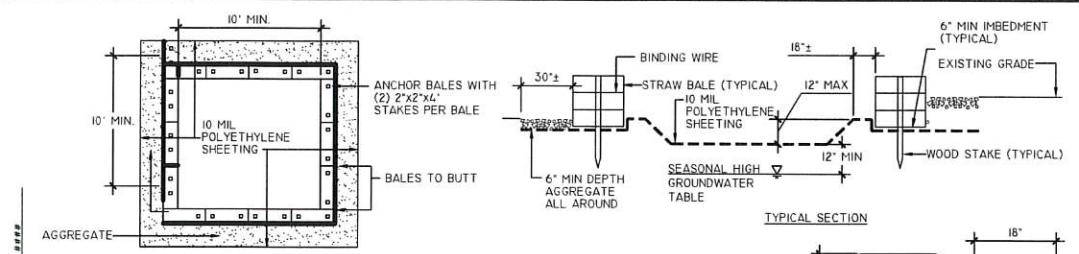
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REVISIONS	DESCRIPTION	DATE

PREPARED FOR
JOHN COCOCCIA
1220 FERRY ROAD
NISKAYUNA, NEW YORK 12309

PROJECT
COCOCCIA RESIDENCE
DRAWING TITLE
GRADING & DRAINAGE PLAN

PROJECT NO.
21111
DRAWING NO.
L-2.10
DWG 3 OF 5



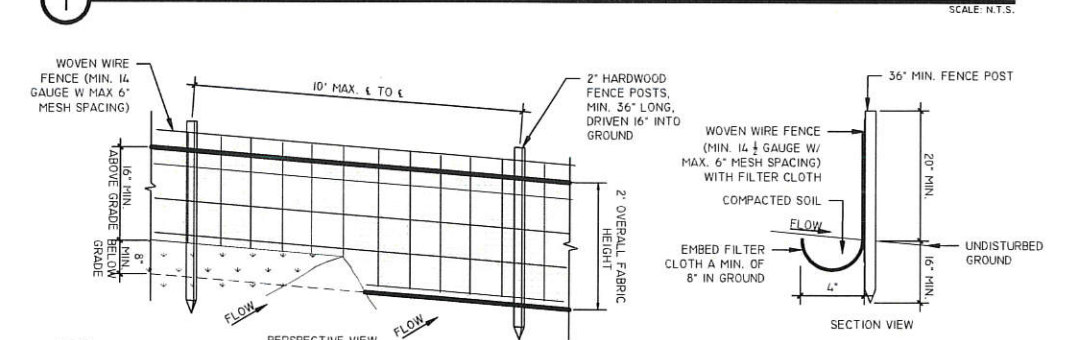
CAPACITY:
THE WASHOUT FACILITY SHALL BE SIZED TO CONTAIN SOLIDS, WASH WATER, AND RAINFALL SIZED TO ALLOW FOR EVAPORATION OF WASH WATER AND RAINFALL. WASH WATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM. THE MINIMUM SIZE SHALL BE 8 FEET BY 8 FEET AT THE BOTTOM AND 2 FEET DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION:
LOCATE THE FACILITY A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD. PROVIDE APPROPRIATE ACCESS WITH GRAVEL ACCESS ROAD SLOPED DOWN TO THE STRUCTURE. SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

LINER:
ALL WASHOUT FACILITIES SHALL BE LINED TO PREVENT LEACHING OF LIQUIDS IN THE GROUND. THE LINER SHALL BE PLASTIC SHEETING WITH A MINIMUM THICKNESS OF 10 MILS WITH NO HOLES OR TEAR, AND ANCHORED BEYOND THE TOP OF THE PIT WITH AN APPURTENANCE EXCEPT AT THE ACCESS POINT. IF PRE-FABRICATED WASHOUTS ARE USED THEY MUST ENSURE THE CAPTURE AND CONTAINMENT OF THE CONCRETE WASH AND BE SIZED BASED ON THE EXPECTED FREQUENCY OF CONCRETE POURS. THEY SHALL BE SITED AS NOTED IN THE LOCATION CRITERIA.

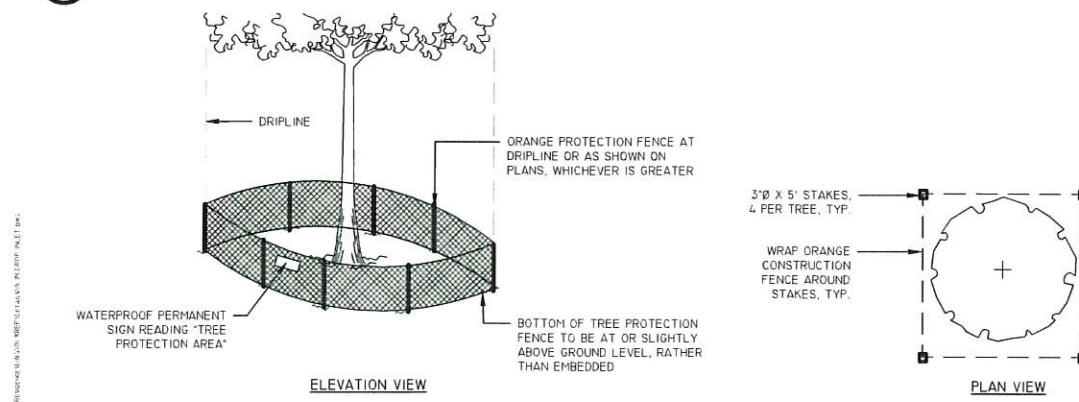
MAINTENANCE:
ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHALL BE PUMPED TO A STABILIZED AREA SUCH AS GRASS FILTER STRIP. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECTS SWPPP. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

1 CONCRETE WASHOUT AREA DETAIL SCALE: N.T.S.



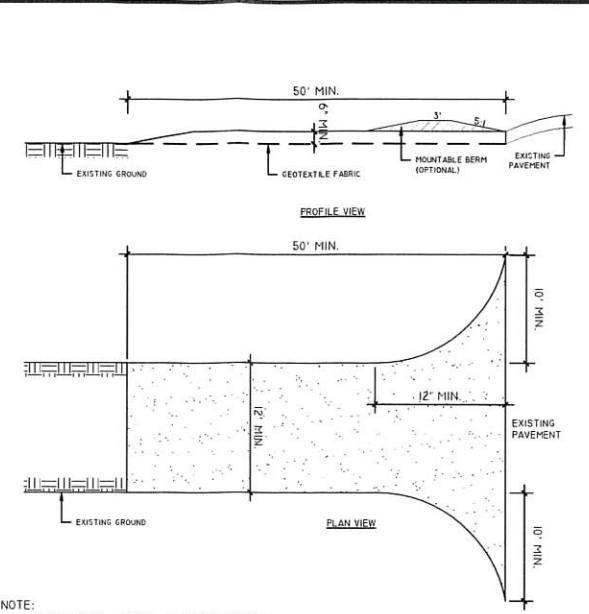
SLOPE	STANDARD FENCE	REINFORCED FENCE	SUPER
<2%	300 / 1500	NA	NA
2%-10%	125 / 1000	250 / 2000	300 / 2500
10-20%	100 / 750	150 / 1000	200 / 1000
20%-33%	60 / 500	80 / 750	100 / 1000

2 SILT FENCE DETAIL SCALE: N.T.S.



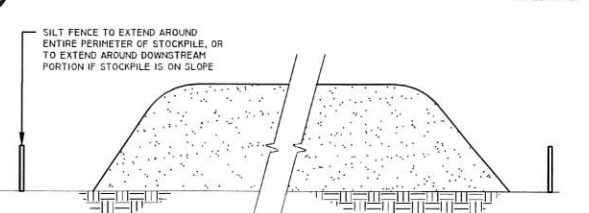
NOTES:
1. NO SOIL PLACEMENT OVER EXISTING TREE AND SHRUB ROOTS. NO SOIL SHOULD BE ADDED WITHIN PROTECTED AREAS UNLESS ADDED TO ACHIEVE PROPOSED GRADES.
2. NO TRENCHING IN PROTECTED AREAS. TRENCHING ACROSS THE ROOT SYSTEMS SHOULD START NO CLOSER THAN THE DRIPLINE OF THE TREE. TUNNEL UNDER ROOT SYSTEMS FOR UNDERGROUND UTILITIES SHOULD START 18 INCHES OR DEEPER BELOW THE NORMAL GROUND SURFACE. TREE ROOTS WHICH MUST BE SEVERED SHOULD BE CUT CLEAN. BACKFILL MATERIAL THAT WILL BE IN CONTACT WITH THE ROOTS SHOULD BE TOPSOIL OR A PREPARED PLANTING SOIL MIXTURE.
3. CONSTRUCT STURDY FENCES, OR BARRIERS, OF WOOD, STEEL, OR OTHER PROTECTIVE MATERIAL AROUND VALUABLE VEGETATION FOR PROTECTION FROM CONSTRUCTION EQUIPMENT.
4. PREVENT TALL EQUIPMENT, SUCH AS BACKHOES AND DUMP TRUCKS, FROM CONTACTING TREE BRANCHES.
5. SEE X-XXX FOR TREE PROTECTION LOCATIONS.

3 TREE PROTECTION DETAIL SCALE: N.T.S.



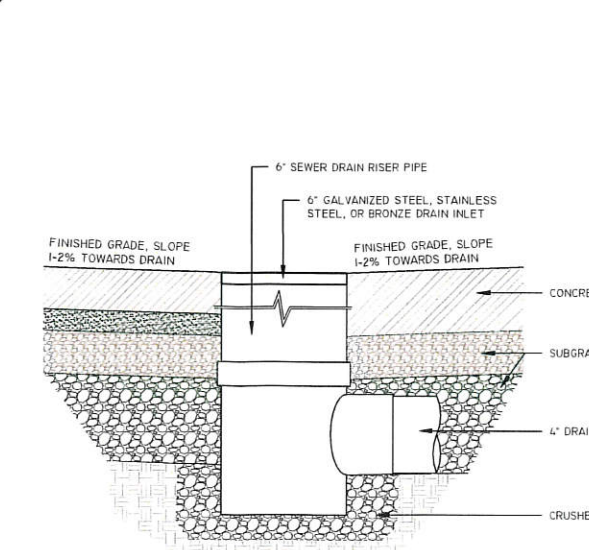
NOTE:
1. STONE SIZE - USE 1" - 4" TYPE 3 STONE.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 6".
4. WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH WHERE INGRESS AND EGRESS OCCUR. 24 FEET IF SINGLE ENTRANCE TO THE SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

4 STABILIZED CONSTRUCTION ENTRANCE DETAIL SCALE: N.T.S.

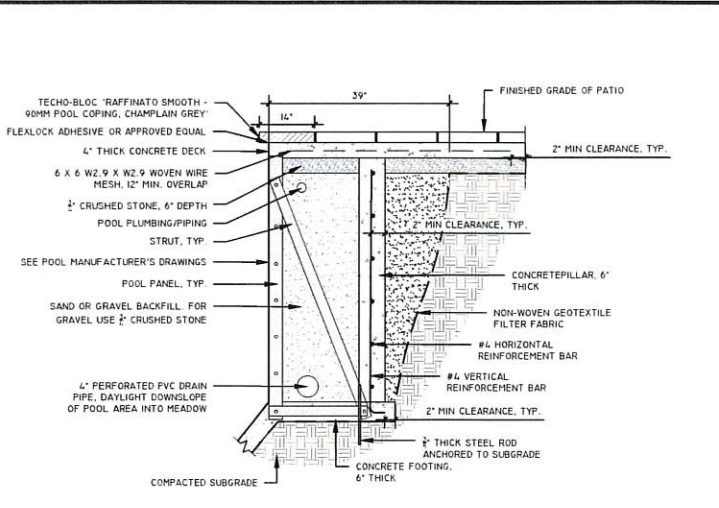


NOTES:
1. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDING WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
3. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK OR AFTER SUBSTANTIAL RAINFALL. REPAIR OR REPLACE DEFICIENCIES IMMEDIATELY.
4. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY TOWN OR ENGINEER.

5 TOPSOIL STOCKPILE DETAIL SCALE: N.T.S.



6 DROP INLET DETAIL SCALE: 3/4"=1'-0"



7 POOL COPING SCALE: N.T.S.

TYPE	TYPICAL SECTIONS
A BITUMINOUS ASPHALT DRIVEWAY	
B PAVERS BACK PATIO AND FRONT WALKWAY	
C PAVERS POOL AREA	
D BLUESTONE SLABS STEPPING STONE WALKS	
E CONCRETE CONCRETE PAD	

8 SURFACE FINISH SCHEDULE SCALE: N.T.S.

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ARCHITECT, LANDSCAPE ARCHITECT, OR LAND
SURVEYOR, TO ALTER ANY ITEM IN ANY WAY
IF AN ITEM BEARING THE SIGNATURE OF A
LICENSED PROFESSIONAL IS ALTERED, THE
ALTERING LICENSED PROFESSIONAL SHALL
SIGN THE DOCUMENT AND INDICATE THE
MODIFICATION ALTERED BY FOLLOWING BY THEIR
SIGNATURE, THE DATE OF SUCH ALTERATION,
AND A SPECIFIC DESCRIPTION OF THE
MODIFICATION.

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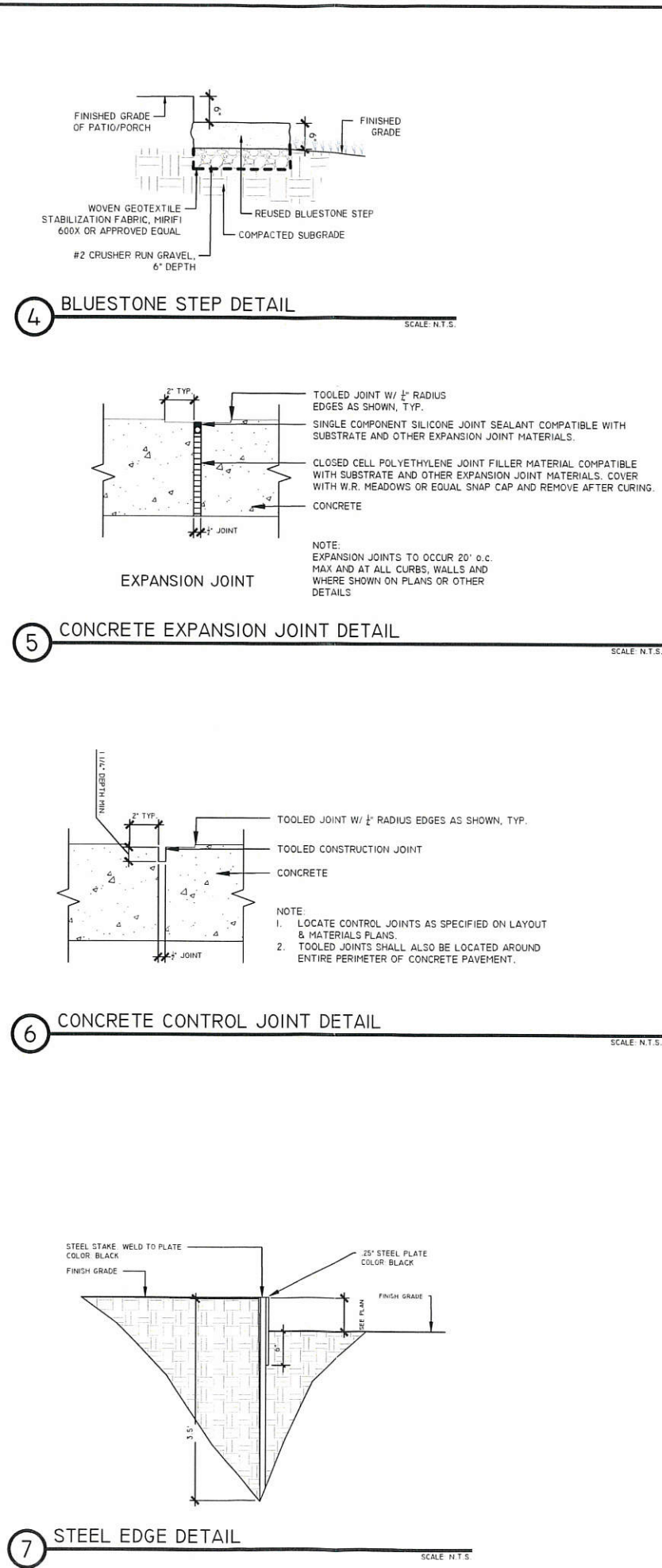
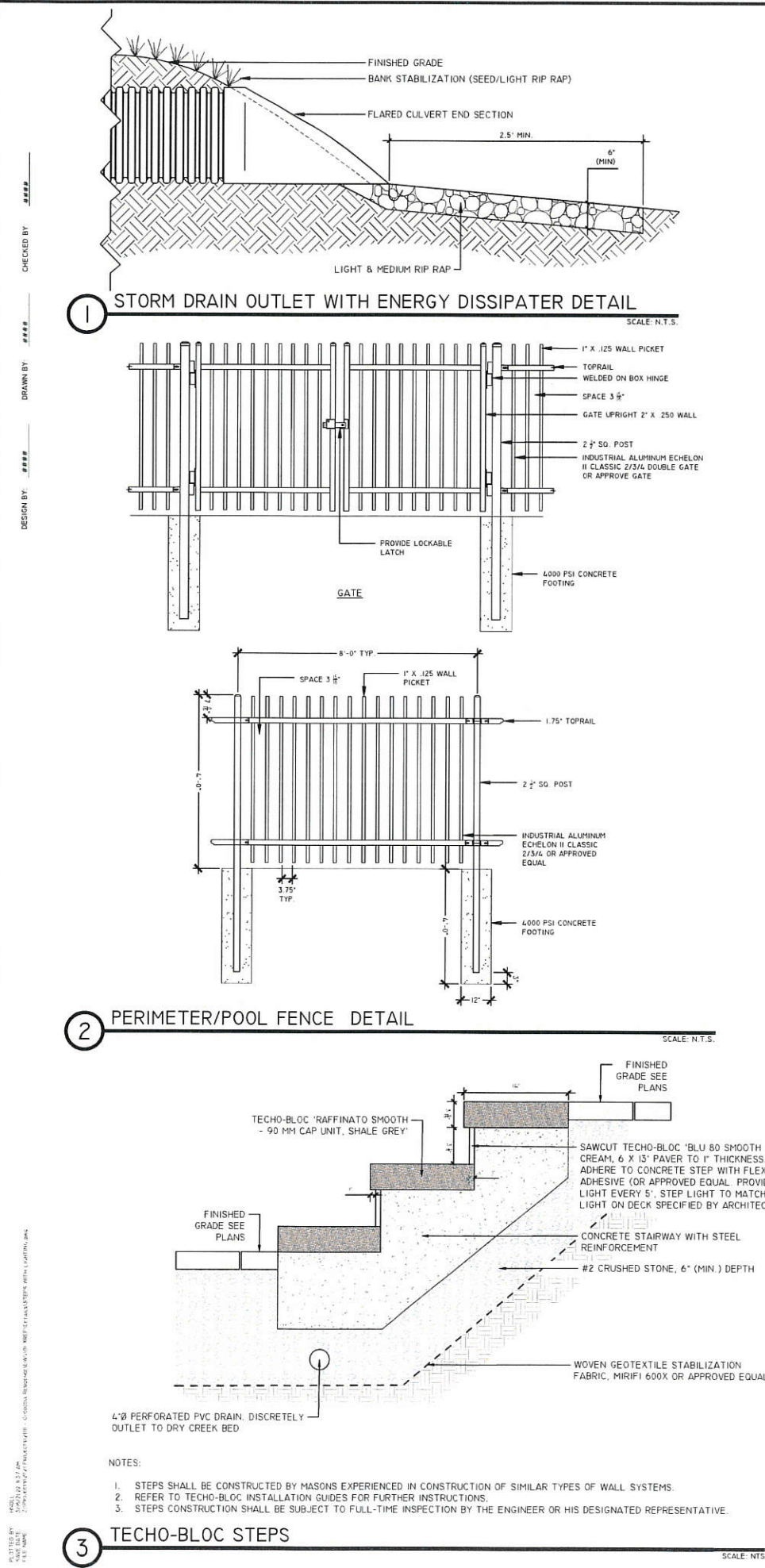
REVISIONS
DATE
DESCRIPTION

PREPARED FOR
JOHN COCOCIA
1220 FERRY ROAD
NISKAYUNA, NEW YORK 12309

PROJECT
COCOCIA RESIDENCE
DATE: 03/09/2022
PROJECT NO.
21111
DRAWING NO.
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DWG 5 OF 5

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CONSTRUCTION DETAILS

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SARATOGA SPRINGS, NY 12866
OFFICE LOCATION:
36 HIGH ROCK AVE, SUITE 3
SARATOGA SPRINGS, NY 12866
(518) 450-4030
IT IS A VIOLATION OF NEW YORK STATE
REGULATION FOR ANY PERSON, UNLESS
THEY ARE A REGISTERED PROFESSIONAL,
TO SIGN, SEAL, OR OTHERWISE
AUTHORIZE THE SIGNATURE OF A
REGISTERED PROFESSIONAL, OR TO
ALTER ANY ITEM IN ANY WAY
WHICH WOULD BE A VIOLATION OF
THE PROFESSIONAL SEAL OF THE
REGISTERED PROFESSIONAL. THE
REGISTERED PROFESSIONAL SHALL
STAMP THE DOCUMENT AND INCLUDE THE
SIGNATURE, THE DATE OF SUCH ALTERATION,
AND SPECIFIC DESCRIPTION OF THE
ALTERATION.

DRAWINGS
NOT FOR
CONSTRUCTION

REVISIONS	DATE	DESCRIPTION

PREPARED FOR
JOHN COCOCCIA
1220 FERRY ROAD
NISKAYUNA, NEW YORK 12309

PROJECT
COCOCCIA RESIDENCE
DRAWING TITLE
CONSTRUCTION DETAILS

DATE: 03/09/2022
PROJECT NO.
21111
DRAWING NO.
L-4.20
DWG 5 OF 5



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: 1220 Ferry Road

Application Date: 3/24/22

John Cococcia
1220 Ferry Road
Niskayuna, NY 12309

Dear Sir:

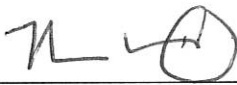
You are hereby notified, as required by Section 220-67 F of the Zoning Ordinance of the Town of Niskayuna, that your application to construct a pool with appropriate fence surrounding pool apron at the property noted above has been denied by reason of Section 220-18 B (2) of the Town of Niskayuna Zoning Ordinance. The property is located in the R-R: Rural Residential Zoning District.

Section 220-18 B (2) states that "there shall not be more than three accessory structures on a lot." As proposed, one (1) new accessory structure will be added on the property: a pool with fence surrounding the pool apron.

The property already has more than three (3) pre-existing accessory structures upon it; therefore, a variance for one (1) additional accessory structure 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.

5/3/22
Date (Revised from 4/5/22)



Thomas J. Cannizzo
Zoning Enforcement Officer

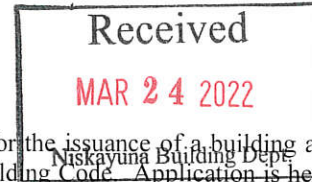
Hand for MBA

Application # B22-107



**TOWN OF NISKAYUNA
APPLICATION FOR BUILDING AND ZONING PERMIT**

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4592
Email: building@niskayuna.org



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

BUILDING SITE ADDRESS 1220 FERRY ROAD, NISKAYUNA, NEW YORK 12309

DESCRIBE WORK APPLIED FOR x4 New Additions, Interior Alterations & Repairs, New Detached Garage
site work including - decks, patios, landscaping, driveway modifications, & pool.

ESTIMATED VALUE OF ALL WORK (labor and materials): TOTAL \$ 800,000.00

Please submit three sets of plans with this application.

APPLICANT John Cococcia DAY PHONE (518) 441-8739

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

ADDRESS 1220 Ferry Road

CITY Niskayuna STATE NY ZIP 12309

EMAIL ADDRESS aallison@ajaarchitecture / stuttle@ajaarchitecture.com

CONTRACTOR CGM Construction - Contact: Jim Volz DAY PHONE (518) 235-0377

ADDRESS 2 Brookwood Road

CITY Waterford STATE NY ZIP 12188

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 John Cococcia DAY PHONE 518-441-8739

ADDRESS (if different than above) _____

CITY _____ STATE _____ ZIP _____

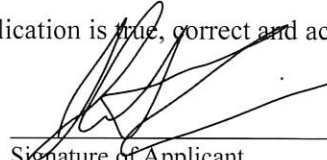
PLEASE SIGN Page 2

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

John A. Cococcia
Printed Name

Notary Public, State of New York

3/18/2022
Date

(FOR OFFICE USE ONLY BELOW)

BUILDING SITE ADDRESS 1220 FERRY ROAD, NISKAYUNA, NEW YORK 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 _____

SWIMMING POOL SUPPLEMENT TO PERMIT APPLICATION

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

1220 Ferry Road Niskayuna, NY 12309

Address of property _____

a. Size of swimming pool New Pool, 18'x36' (648sf)

b. Type of swimming pool above-ground _____ ht _____ soft wall _____ ht _____
 rigid wall _____ ht _____ inground X

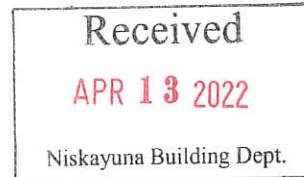
c. Distance to property lines:

Side 1 east SB to pool - 35'-0" +/-

Side 2 n/a well within interior

Rear n/a well within interior

Other -



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

Fence yes X no _____ height 4'-0" proposed pool surround
Shed yes X no _____ size 120 sf or less existing chicken coupe
Other yes X no _____ size 988.2 sf detached existing garage

e. Type of fence enclosure (if applicable) fence & planters - see plans

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: [Signature] Date: 4-13-2022

(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 _____

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 1220 Ferry Road Niskayuna, NY 12309
- b. Size of accessory structure N fence around New pool, 36' x30' (1080 sf) +1
- c. Distance to property lines:
- Side 1 east SB to pool - 35' +/-
- Side 2 n/a well within interior
- Rear n/a well within interior
- Other -
- Lot/Property is unique an house 3 Houses
primary structures all with their own
accessory structures. This application
includes the primary structure shown in
the documents. See attached
document of overall site showing
primary structure under review.
- d. Are there any other accessory structures on the property?
- Fence yes ☒ no ☐ height 4'-0" proposed pool surround
- Shed yes ☒ no ☐ size 120 sf or less existing chicken coupe ✓
- Swimming Pool yes ☒ no ☐ size 648 sf new proposed pool
- Other yes ☒ no ☐ size 988.2 sf existing garage ✓
- e. Height of accessory structure Garage = 16' +/- from grade
- f. Type of foundation for structure (if any) Garage = slab on grade w/ frost walls +1

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: 3/18/2022

(For office use only)

Area of lot 16.12 acres

Maximum accessory structure coverage allowed NA

Total accessory structure coverage actual NA

Maximum lot coverage allowed ✓

Total lot coverage actual ✓



LEGEND:

CRF O	CAPPED IRON ROD FOUND
CRS O	CAPPED IRON ROD SET
IRF O	IRON ROD FOUND
IRP O	IRON PIPE FOUND
MON S	MONUMENT FOUND
ETR □	ELECTRIC TRANSFORMER
LP O	LIGHT POLE
WV H	WATER VALVE
UP O	UTILITY POLE
HY S	HYDRANT
OW —	OVERHEAD WIRES
EM □	ELECTRIC METER
GM □	GAS METER



LANDS N/F OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61 BLOCK 3 LOT 2

LANDS N/F OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61 BLOCK 3 LOT 2

LANDS N/F OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61 BLOCK 3 LOT 2

AREA: 16.12 ACRES

RECEIVED

DEC -8 2021

**BUILDING DEPARTMENT
NISKAYUNA, NY**

TAX PARCEL NUMBER:

TOWN OF NISKAYUNA, SCHENECTADY COUNTY, NEW YORK
SEC. 51 - BLK. 2 - PARCEL 16.1

MAP REFERENCES:

1. "SURVEY OF THE PORTION OF LANDS OF JOHN L. SCHOOLCRAFT JR." PREPARED BY C.T. MALE ASSOCIATES, DATED NOVEMBER 22, 1971.

DEED REFERENCES:

1. JAMES T. SCHOOLCRAFT TO JOHN A. & ELIZABETH J. COCOCIA, DATED SEPTEMBER 27, 2013 AND RECORDED IN THE SCHENECTADY COUNTY CLERKS OFFICE IN DEED BOOK 1884 AT PAGE 742.

GENERAL NOTES:

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SHEET 1 OF 2

**SURVEY MAP
OF THE LANDS OF
JOHN A. & ELISABETH J. COCOCIA**

TOWN OF NISKAYUNA SCHENECTADY COUNTY, N.Y.

SCALE: 1"=50' APRIL 12, 2021

DRAWN BY: JH PROJECT NO: 21-2922

Ausfeld & Waldruff Land Surveyors LLP

323 CLINTON STREET, SCHENECTADY NY

Phone: (518) 346-1595 Fax: 518-770-1655



VINCENT P. AUSFELD P.L.S.

LICENSURE #42551

www.ausfeld.com

LEGEND:

- (1) CAPTIVE IRON ROD FOUND
- (2) CAPTIVE IRON ROD SET
- (3) IRON ROD FOUND
- (4) IRON ROD FOUND
- (5) IRON ROD FOUND
- (6) MONUMENT FOUND
- (1) ELECTRIC TRANSFORMER
- (1) LIGHT POLE
- (2) WATER VALVE
- (3) UTILITY POLE
- (4) HYDRAULIC
- (5) OVERHEAD WIRE
- (6) ELECTRIC METER
- (7) GAS METER

LANDS NIP OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61, BLOCK 3, LOT 2

LANDS NIP OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61, BLOCK 3, LOT 2



TAX PARCEL NUMBER:

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SEC. 61 - BLK. 2 - PARCEL 16.1

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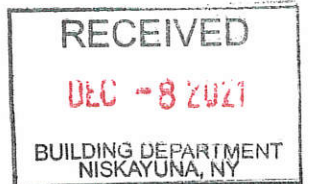
LANDS NIP OF
THE STATE OF NEW YORK
BK. 1808, PG. 432
SECTION 61, BLOCK 3, LOT 2

AREA 16.12 ACRES

1220 FERRY ROAD		SHEET 1 OF 2	
SURVEY MAP OF THE LANDS OF JOHN A. & ELISABETH J. COCCIA			
TOWN OF NISKAYUNA		SCHENECTADY COUNTY, N.Y.	
SCALE: 1"=50'		APRIL 12, 2022	
DRAWN BY: JH		PROJECT NO: 21-2022	
Ausfeld & Waldruff Land Surveyors LLP 323 CLINTON STREET, SCHENECTADY, NY Phone: (518) 346-1595 Fax: 518-778-1655			
VINCENT P. AUSFELD, P.L.S. LICENSED SURVEYOR		www.ausfeld.com	

LEGEND:

DR	CAPPED IRON ROD FOUND
DRS	CAPPED IRON ROD SET
IR	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
ET	ELECTRIC TRANSFORMER
LP	LIGHT POLE
WV	WATER VALVE
UP	UTILITY POLE
HY	HYDRANT
OW	OVERHEAD WIRES
EM	ELECTRIC METER
GM	GAS METER



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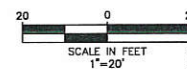
SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.



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		1220 FERRY ROAD		
		TOPOGRAPHIC SURVEY OF A PORTION OF THE LANDS OF JOHN A. COCOCCIA & ELISABETH J. COCOCCIA		
REVISION:		TOWN OF NISKAYUNA	SCHENECTADY COUNTY, N.Y.	
		SCALE: 1"=20'	APRIL 12, 2021	
		DRAWN BY: JH	PROJECT NO: 21-2922	
DATE:		Ausfeld & Waldruff Land Surveyors LLP 323 CLINTON STREET, SCHENECTADY NY Phone: (518) 346-1595 Fax: 518-770-1655 www.ausfeld.com		VINCENT P. AUSFELD P.L.S. LICENSED 48987 www.ausfeld.com

