

# TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518)694-4011 FAX (518)477-2386

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## MEETING AGENDA

TUESDAY, MAY 25, 2021

7:30PM

**\*This meeting is being held at Town Hall\***

### 7:30 PM CALL TO ORDER

### PUBLIC HEARINGS:

Reconvene ZBA Appeal #2021-03-Nettinger-1266 Best Road-Area Variance-Solar Array

ZBA Appeal #2021-05-Mabey's-486 Third Avenue Ext.-4 Area Variances-Sign

ZBA Appeal #2021-06-Kretzschmar-24 Rysedorph Lane-Area Variance-Shed-Rear  
Setback

### SEQR DETERMINATION & RECOMMENDATION:

ZBA Appeal #2021-03-Nettinger-1266 Best Road-Area Variance-Solar Array

ZBA Appeal #2021-05-Mabey's-486 Third Avenue Ext.-4 Area Variances-Sign

ZBA Appeal #2021-06-Kretzschmar-24 Rysedorph Lane-Area Variance-Shed-Rear  
Setback

### WORKSHOP/DELIBERATION:

ZBA Appeal #2021-03-Nettinger-1266 Best Road-Area Variance-Solar Array

ZBA Appeal #2021-05-Mabey's-486 Third Avenue Ext.-4 Area Variances-Sign

ZBA Appeal #2021-06-Kretzschmar-24 Rysedorph Lane-Area Variance-Shed-Rear  
Setback

### NEXT MEETING:

June 8, 2021

### STATUS –APPEALS ON JUNE 8, 2021:

NONE

### APPROVAL OF MINUTES:

April 27, 2021

March 18, 2021

Attn: Alison Lovely (Zoning Board Secretary)

Town of East Greenbush  
225 Columbia Turnpike,  
Rensselaer, NY 12144

RE: Variance Application Responses

Dear Mrs. Lovely,

The following documents have been provided in conjunction with the Best Road Solar, LLC Area Variance Application mailed on March 18, 2021.

1. February 12<sup>th</sup>, 2021 Application & Fee Letter (ZBA File# 2021-03)
2. March 9<sup>th</sup>, 2021 Determination Letter by TOEG Zoning Enforcement Officer
3. Completed Area Variance Application
4. March 18<sup>th</sup>, 2021 Project Narrative & Variance Application Responses by Matrix Development.
5. Short Environmental Assessment Form
6. Proposed Site Plan
7. Property Owner Authorization Letter
8. Check Payable to Town of East Greenbush for the sum of \$266.45

I look forward to working with the Zoning Board of Appeals to consider the Area Variance Application. Please let me know if you require additional information or clarifications.

Sincerely,



Michael Doud  
Matrix Development  
(518) 727-6219  
[mdoud@matrixdevllc.com](mailto:mdoud@matrixdevllc.com)



# *The Town of East Greenbush*

## **Zoning Board of Appeals**

225 Columbia Turnpike, Rensselaer, New York 12144

Phone: 518 694-4011

### **Authorization Form**

To the Town of East Greenbush ☒ Zoning Board of Appeals;

I, John Nittinger give permission to Michael Doud  
*Property Owner* *Representative*

For representing me for my application before the Town of East Greenbush Zoning Board of Appeals as indicated above, in applying for (a)

- ( ) Use Variance
- (X) Area Variance
- ( ) Interpretation

for the property located at 1266 Best Rd., East Greenbush, NY 12061  
*Property Address*

Property Owner's Signature: John Nittinger  
Date: 2/19/2021



RECEIVED

MAR 22 2021

DEPT ZB

*The Town of East Greenbush*

**Zoning Board of Appeals**

225 Columbia Turnpike, Rensselaer, New York 12144

Phone: 518 694-4011

**AREA VARIANCE APPLICATION**

**Section 1: Applicant/Property Owner Information:**

**Applicant:**

Name: Best Road Solar, LLC.

Address: 18 Pasture Place, Ballston Lake, NY 12019

Phone #: (518) 727-6219 Email Address: mdoud@matrixdevllc.com

Signature of Applicant:  Date: 2-18-2021

**Property Owner (If not Applicant)**

Name: John Nittinger

Address: 1266 Best Rd, East Greenbush, NY 12061

Phone #: (518) 312 -6480 Email Address: jpnittinger@gmail.com

**\*See Authorization page if Applicant and Property Owner are not the same\***

**Section 2: Property Information:**

Property Address/Location: 1266 Best Rd

Tax Map #: 156.-3-9 (\*Obtain from Assessor's office\*)

**Section 3: Project Information:**

**Describe project & why a variance is necessary:**

See attached description of project variance request.

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

**Indicate the Town Zoning Law Chapter/Section from which this variance application is being requested: This information can be found on the denial from the Building Dept.**



Article: \_\_\_\_\_ Section: 7 Subsection: A.

Additional code sections if they pertain: \_\_\_\_\_

**Please complete the following table indicating all Area Variances needed, if a variance is not required for one or more, just put N/A.**

	<u>Required per Code:</u>	<u>Requested Dimensions:</u>
Front Setback:	N/A	
Side Setback:	N/A	
Rear Setback:	N/A	
Lot width/frontage:	N/A	
Height:	N/A	
Other:	2.5 Acres	8.25 Acres lot coverage

**All applications must be submitted to the Planning/Zoning Department with:**

1. Determination by Zoning Enforcement Officer (given to applicant by Building Department) and
2. Survey Map or Plot Plan, Site Plan, Sketch, and/or Other Descriptive Detail
3. Complete application package.
4. Application fee & certified mailing fees will be calculated and a fee letter will be sent to the applicant within a week of receiving a completed application package.

If you have any questions you can reach the Zoning secretary at [alovely@eastgreenbush.org](mailto:alovely@eastgreenbush.org)

**For Official Use Only:**

Appeal Number: 2021-03
Date Application Received: 3/22/21
Tax Map Number: 156-3-9
Zoning District: R-05
Appeal Type: Area Variance
Application/Certified Fee: \$266.45
Received: 3/22/21
Hearing Date: 4/27/21
<input type="checkbox"/> Approved:
<input type="checkbox"/> With/without conditions:
<input type="checkbox"/> Denied:

March 18, 2021

Attn: Alison Lovely

Town of East Greenbush  
225 Columbia Turnpike,  
Rensselaer, NY 12144

RE: Variance Application Responses

Dear Alison Lovely,

The following statements have been provided in conjunction with the Best Road Solar, LLC Area Variance Application mailed on March 18, 2021.

**1. Background Information:**

The Town of East Greenbush enacted Local Law #1 (Solar Energy Law) which was filed with the New York Department of State on August 21<sup>st</sup>, 2017 which established maximum lot coverage of 2.5 acres for Large Scale Solar Energy Systems. As defined by the solar law, the coverage limitation equates to roughly 2 megawatts-ac (2MWac) nameplate solar power capacity. The 2.5 acre maximum coverage limitation at the time was consequently perfectly aligned with the 2017 New York State Standard Interconnection Requirements (SIR) which limited solar energy systems to 2MWac. On February 22<sup>nd</sup>, 2018 the Public Service Commission (PSC) approved a change to the NYS Standard Interconnecting requirements from 2MWac to 5MWac. This change was unanimously approved by the PSC to lower community solar development costs and adequately incentivize robust development required to achieve New York State's renewable energy goals. To date, the Town of East Greenbush Solar Energy Law has not been amended to reflect the changes in technology or New York State policy which is the basis for the subsequent Area Variance Application.

**2. Project Information (project description & variance reasoning)**

1266 Best Road Solar, LLC. has proposed to permit and construct a 5MWac a community solar energy system which has a "Lot Coverage" (surface area of panels) of approximately 8.25 acres of solar panel surface area and associated equipment.

Variance Reasoning: The proposed community solar project located at 1266 Best Rd. meets all zoning ordinances as outlined in the 2017 amended Solar Energy Law with the exception of "Lot Coverage" which has a maximum solar panel surface area of 2.5 acres. Due to the 2018 changes to the Standard Interconnect Requirements (SIR), revenue generated by the solar credit sales and

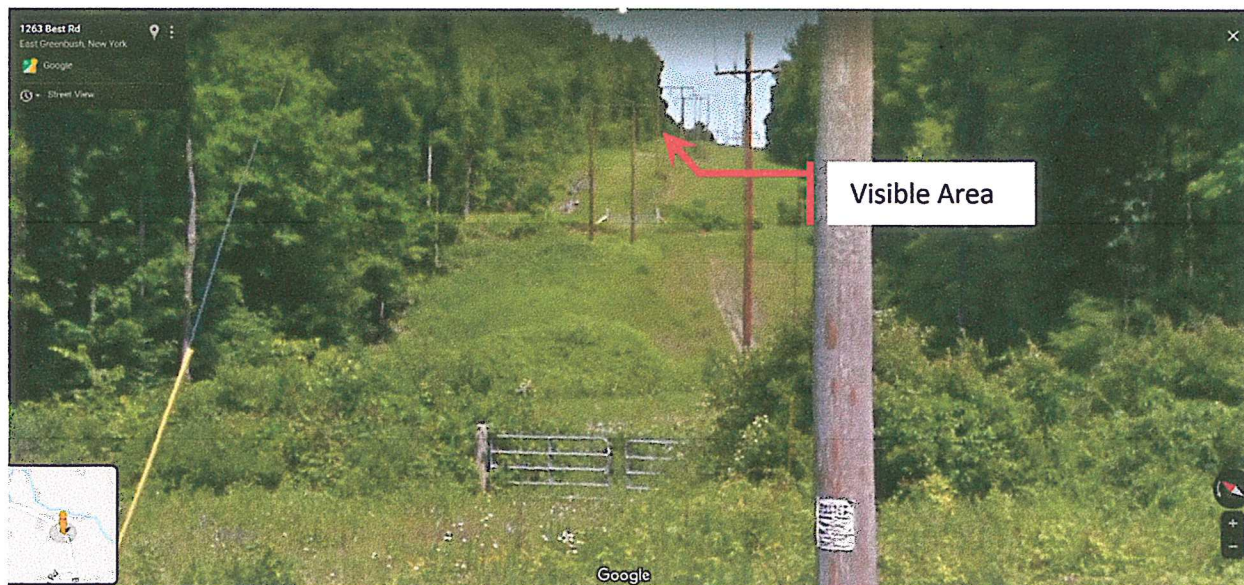




MATRIX  
DEVELOPMENT, LLC

the NYSERDA NY-Sun Incentives have been financially engineered to incentivize 5MWac solar system size that requires approximately 8.25 acres of solar panels. Additionally, as of February 2021 a component of the Value of Distributed Energy Resources (VDER) known as “Community Credit” has been exhausted which further reduces sales revenue by 20%. Changes made to the SIR, VDER revenue (solar credit) and NYSERDA incentives are all governed by the Public Services Commission to promote community solar development for the purpose of obtaining New York State Renewable Energy goals outlined in the Climate Leadership and Community Protection Act (CLCPA). Collectively these changes create an economic hardship from increased development costs that are NOT self-imposed and lower revenue which makes community solar energy development economically infeasible at a “Lot Coverage” less than 8.25 acres of solar panel surface area and associated equipment.

3. Based on the statutory balancing approach to evaluating the proposed variance please consider the following information.
  - a. Neighborhood Character: 1266 Best Road parcel is 158 acres located in R-0S Residential Open Space District. The proposed community solar system is located roughly a quarter of a mile east of Best Road in the southeast corner of the property in a heavily wooded area adjacent to National Grids utility transmission infrastructure. The proposed system is entirely naturally screened from the viewshed of all surrounding residential houses as depicted by the site plan. It is possible that 0.13 acres of the allowable 2.5 acres fall within the viewshed of northbound motorist through a narrow opening created by the 125’ wide National Grid transmission parcel. Traveling at approximately 40 mph (posted speed limit), the solar array will be available for 2 seconds to passing motorists. Due to the distance from Best Road and the rate of speed motorist are traveling, it’s unlikely passing motorists will become aware of the array. In the reverse direction (southbound), the array will be outside of a motorist’s peripheral vision as they cross the National Grid transmission parcel. Due to the location of the system and natural screening, the proposed solar system will not change the nature or character of the neighborhood.





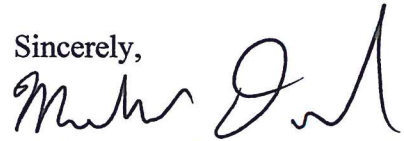
- b. Alternatives to Variance Request: As previously stated, the economic hardship is beyond the control of the applicant and not specific to the design, parcel characteristics or any other physical attribute of the project. Currently, no alternatives exist that would allow large-scale solar development to proceed on this property.
  - c. Not a Substantial Request: In the New York solar industry large-scale solar development is generally considered to be 20 megawatts or larger. This would equate to 32 acres of solar panels or more. There are many large-scale NY solar projects that exceed 100 MWs and a handful that are greater than 300MWs. In the context of NY solar development, 8.25 acres of a typical large-scale solar energy system is not considered substantial. More importantly, the proposed 5MWac solar system will have no adverse impact and the community stands to benefit financially and environmentally.
  - d. No Adverse Effect: The proposed solar system will not have an adverse effect on the surrounding neighborhood or Town of East Greenbush for the following reasons;
    - ✓ The solar panels will be generally screened from view.
    - ✓ Beyond construction, there will be no material increase in traffic.
    - ✓ The solar system does not create air, water or noise pollution.
    - ✓ No additional resources are required from the school district, town or county gov.
  - e. Due to changes in the marketplace beyond the control of the applicant, it is economically infeasible to develop community solar in the Town of East Greenbush, including the subject parcel, within the maximum 2.5 acres of solar panels. This has been previously outlined in section 1. and 2. of this document and can be observed by the lack of large scale solar development within the Town limits.
4. In accordance with the legislative intent of Local Law number 1 of 2017, the proposed system will provide the following benefits to the residents of Town of East Greenbush.
- a. Decreasing Cost of Energy: The proposed community solar system will provide Town of East Greenbush residents the opportunity to save up to **\$1,909,807** over the next 25 years generated from a local renewable energy source.
  - b. Taking Advantage of non-polluting energy resource: The proposed system will prevent **6,526 metric tons of carbon entering the atmosphere** annually which is equivalent to **carbon dioxide sequestered by 8,523 acres** of trees.
  - c. Increasing employment and business development: The project will create approximately 32 full time equivalent construction jobs, long term operation and maintenance jobs and utility jobs. Additionally, the Department of Labor has concluded that
-



- d. Community Benefits: The proposed system will generate significant property taxes, sales tax and Special District Taxes without requiring any services from the Town, County or School District. All property tax income generated from the Solar system will have a 100% net tax reduction to residents.

I look forward to working with the Zoning Board of Appeals and appreciate your consideration of my Area Variance application.

Sincerely,



Michael Doud  
Matrix Development

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

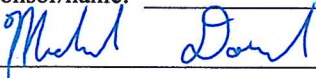
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
Best Road Solar, LLC.							
Name of Action or Project: Best Road - Community Solar Project							
Project Location (describe, and attach a location map): 1266 Best Rd, East Greenbush, NY 12061							
Brief Description of Proposed Action: Area variance requested for 1266 Best Road Solar, LLC. has proposed to permit and construct a 5MWac a community solar energy system which has a "Lot Coverage" (surface area of panels) of approximately 8.25 acres of solar panel surface area and associated equipment.							
Name of Applicant or Sponsor: Best Rd Solar, LLC		Telephone: (518) 727-6219 E-Mail: mdoud@matrixdevllc.com					
Address: 18 Pasture Place							
City/PO: Ballston Lake		State: NY	Zip Code: 12019				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval by Town of East Greenbush Planning Board			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		8.25 acres					
b. Total acreage to be physically disturbed?		26 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		158 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

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



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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 type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Michael Doud</u> Date: <u>3/18/2021</u> Signature: <u></u> Title: <u>Director of Development</u>		





# *The Town of East Greenbush*

## ***Building Department***

225 Columbia Turnpike Rensselaer, New York 12144 (518) 477-6225 FAX (518) 477-2386  
***Building, Zoning and Fire Prevention***

March 9, 2021

John Nittinger  
1266 Best Road  
East Greenbush, NY 12061

### **RE: PERMIT APPLICATION**

1266 Best Road  
Tax Map # 156.-3-9

To Whom It May Concern;

On February 23, 2021 you submitted an application for work at the above property involving: **Proposal to construct a ground surface solar array covering 8.25 acres.** The property is located in an area, which is zoned: **R-OS Residential Open Space District.**

This application has been examined for compliance with the applicable provisions of the Zoning Laws and the Town Code of the Town of East Greenbush.

The review of the proposed work will not comply with the following provisions of the Town Law: **Local Law # 1 of 2017 and amended by Local Law # 3 of 2017 limits ground mounted solar systems to 2.5 acres maximum. The proposed system covers 8.25 acres. The proposed action requires (1) Area Variance.**

Therefore, your application of February 23, 2021 is hereby **DENIED.**

This objection may be addressed by filing revised plans reflecting conditions, which comply with the requirements of the Town Code and Zoning Laws. In the alternative, this denial may be appealed to the Zoning Board of Appeals on forms available from the Planning and Zoning Office, 225 Columbia Turnpike. (518) 694-4011.

Sincerely,

Kevin Hitchcock  
Building Inspector

Cc: Zoning Board of Appeals



TOWN OF EAST GREENBUSH – RENSSELAER COUNTY  
225 Columbia Turnpike Rensselaer, NY 12144  
Office: (518)477-6225; Fax: (518)477-2386  
[www.eastgreenbush.org](http://www.eastgreenbush.org)

**BUILDING DEPT. APPLICATION FORM**  
**24-HR. NOTICE FOR INSPECTIONS**

Application No. \_\_\_\_\_  
Permit Issued \_\_\_\_\_ 20\_\_\_\_  
Permit Expires \_\_\_\_\_ 20\_\_\_\_  
Zoning District \_\_\_\_\_  
Fee (\$) \_\_\_\_\_  
Approved by: \_\_\_\_\_

All submittals with this application need to be in **DUPLICATE**. The undersigned hereby applies for a permit to do the following work which will be done in accordance with the description, plans, and specifications submitted, and such special conditions as may be indicated on the permit. Issuance of a building permit DOES NOT release the applicant from verifying whether or not said building lot is in a flood zone or a wetland's area.

**PRINT ALL INFORMATION CLEARLY:**

The owner of this property is: John Nittinger

Phone #/Cell# 5183126480

Property Location: 1266 Best Rd, East Greenbush, NY 12061

E-MAIL: jpnittinger@gmail.com

SBL #: 156.-3-9

Name of Person/Business Responsible for work: Mike Doud/Best Rd Solar, LLC.

Phone # 518-727-6219

E-MAIL: mdoud@matrixdevllc.com

**Contractor Requirements:** Provide Town with proof of Gen. Liability Insurance & Worker's Comp. Insurance with each permit. Town of East Greenbush listed as certificate holder on each insurance.

Estimated Value of Work: \$ 2,600,000

**NATURE OF PROPOSED WORK (circle)**

**REQUIREMENTS:**

- ☐ Construction of new building (Describe in **NOTE AREA\***)
- ☐ Alterations to a building (Describe in **NOTE AREA\***)
- ☐ Demolition of building
- ☐ Installation of plumbing (Describe in **NOTE AREA\***)
- ☐ Installation of oil /gas /ac / heating /cooling unit
- ☐ Fence – 4' high 6'high - Total \_\_\_\_\_ l.f.
- ☐ Swimming Pool – Above or In-ground  
Size: \_\_\_\_\_ x \_\_\_\_\_ Depth \_\_\_\_\_
- ☐ Driveways – New Resurface Expansion
- ☐ Shed – Size \_\_\_\_\_ x \_\_\_\_\_ - Total s/f \_\_\_\_\_
- ☐ Roof (Circle) New Reroof Repair
- ☒ Solar Panels (Circle) Roof Ground
- ☐ Sign(s) Size: \_\_\_\_\_ x \_\_\_\_\_ - Total s/f \_\_\_\_\_
- ☐ Other (Describe in **NOTE AREA\***)

**A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK AND INSPECTIONS MUST BE CALLED IN BEFORE AND DURING CONSTRUCTION.**

**INDICATE ON THE PLOT PLAN: STREET NAMES, LOCATION, SIZE OF PROPERTY; SIZE & SETBACKS OF PROPOSED BUILDINGS AND LOCATION OF ALL EXISTING BUILDINGS. SHOW PROPOSED BUILDING(S) IN DOTTED LINE AND EXISTING BUILDING(S) IN SOLID LINE.**

**BEFORE YOU DIG CALL 811 or 1.800.962.7962**

**OR**

**[www.DigSafelyNewYork.com/homowners](http://www.DigSafelyNewYork.com/homowners)**

**\*NOTE AREA - ADDITIONAL INFORMATION :**

Matrix Development is seeking approval to construct a 8.25 acre (surface area of solar panels) community solar array with a lot coverage variance from the 2.5 acres listed in local law #1 of 2017.

The undersigned hereby applies for a permit to do the specified work which will be done in accordance with the description, plans and specifications submitted and such special conditions as may be indicated on the permit.

SIGNATURE: 

DATE: 2/23/2021

**SPECIAL CONDITIONS OF THE PERMIT:** \_\_\_\_\_

BY: \_\_\_\_\_

Required upon completion: **CERTIFICATE OF COMPLIANCE** for alterations; **CERTIFICATE OF OCCUPANCY** for new construction/occupancy; **THIRD PARTY ELECTRICAL APPROVAL** for all electrical work.



## *The Town of East Greenbush*

### **Zoning Board of Appeals**

225 Columbia Turnpike, Rensselaer, New York 12144  
Phone: 518 694-4011

### **Authorization Form**

To the Town of East Greenbush      ☒ Zoning Board of Appeals:

I, Ryan BLASS give permission to ATSigns  
Property Owner      Representative

For representing me for my application before the Town of East Greenbush Zoning Board of Appeals as indicated above, in applying for (a)

- ( ) Use Variance
- ☒ Area Variance
- ( ) Interpretation

for the property located at 4810 Third Ave Ext.  
Property Address

Property Owner's Signature: \_\_\_\_\_

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

4/22/21





## *The Town of East Greenbush*

### **Zoning Board of Appeals**

225 Columbia Turnpike, Rensselaer, New York 12144

Phone: 518 694-4011

### **AREA VARIANCE APPLICATION**

#### **Section 1: Applicant/Property Owner Information:**

##### **Applicant:**

Name: AJ Signs

Address: 842 Saratoga Rd Burnt Hills

Phone #: (518) 399-9291 Email Address: Kristen@AJSigns

Signature of Applicant: [Signature] Date: 4/22/21

##### **Property Owner (If not Applicant)**

Name: Mabey's Realty

Address: 513 Third Ave Rensselaer

Phone #: (518) 265-7714 Email Address: Ryan@Mabey's.com  
Ryan

**\*See Authorization page if Applicant and Property Owner are not the same\***

#### **Section 2: Property Information:**

Property Address/Location: 486 3<sup>rd</sup> Ave Extension

Tax Map #: 144-3-6.2 (\*Obtain from Assessor's office\*)

#### **Section 3: Project Information:**

##### **Describe project & why a variance is necessary:**

- A Install (2) Sets of 112 sq ft channel letters "Mabey's Self Storage" (286" x 56.5")
  - B Install (1) Set of 92.4 sq ft channel letters "Climate Controlled Storage" (493" x 27")
  - C Install (1) Set of 372 sq ft channel letters "Mabey's Moving and Storage" (1032" x 52")
- Total of 688.4 sq ft where 24 sq ft is allowed

**Indicate the Town Zoning Law Chapter/Section from which this variance application is being requested: This information can be found on the denial from the Building Dept.**



Article: \_\_\_\_\_ Section: 3 Subsection: 3.3 A b) iii

Additional code sections if they pertain: \_\_\_\_\_

**Please complete the following table indicating all Area Variances needed, if a variance is not required for one or more, just put N/A.**

	<b><u>Required per Code:</u></b>	<b><u>Requested Dimensions:</u></b>
Front Setback:	N/A	
Side Setback:	N/A	
Rear Setback:	N/A	
Lot width/frontage:	N/A	
Height:	N/A	
Other: <u>Signage</u>	<u>24 sq ft</u>	<u>688.4 sq ft</u>

**All applications must be submitted to the Planning/Zoning Department with:**

1. Determination by Zoning Enforcement Officer (given to applicant by Building Department) and
2. Survey Map or Plot Plan, Site Plan, Sketch, and/or Other Descriptive Detail
3. Complete application package.
4. Application fee & certified mailing fees will be calculated and a fee letter will be sent to the applicant within a week of receiving a completed application package.

If you have any questions you can reach the Zoning secretary at [alovelv@eastgreenbush.org](mailto:alovelv@eastgreenbush.org)

**For Official Use Only:**

Appeal Number: 2021-05  
Date Application Received: 4/15/21  
Tax Map Number: 144.-3-6.2  
Zoning District: OC  
Appeal Type: 4 Area Variances-Signs  
Application/Certified Fee: \$430.68  
Received: 4/26/2021  
Hearing Date: 5/25/2021  
☐ Approved:  
☐ With/without conditions:  
☐ Denied:

### FOR AN AREA VARIANCE:

An applicant for a variance will be afforded a public hearing, at which time the applicant will present his/her case to the Zoning Board of Appeals, a board of seven members who will determine the disposition of the appeal by a majority vote. The following information is offered as a guide to assist you in preparation for your hearing. For additional advice, you are encouraged to contact your personal legal counsel.

An **Area Variance** has been defined as one where: "the owner still must comply with the zoning ordinance's limitations on use of land, but is allowed to build or maintain physical improvements which deviate from the zoning ordinance's nonuse limitations." (Ratherkopf, The Law of Planning and Zoning, (4<sup>th</sup> ed) section 38.01(4). New York State statute dictates that the Zoning Board of Appeals take a "balancing approach" in making its determination on an application for an area variance. The board must weigh two basic things: the benefit to the applicant if the variance is granted versus the detriment to the health, safety and general welfare of the neighborhood or community that would occur if the variance were to be granted.

Finally, carrying the "balancing" step further, the statute provides that when granting area variances, the board of appeals shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

To grant an Area Variance, the ZBA will must balance the benefits to the applicant and the health, safety and welfare of the neighborhood and community, taking into consideration the following factors. The ZBA must consider each of these factors, but no one factor is determinative and the weight to given to each of them will vary with the facts of each case.

The statute provides that in balancing the interests of the applicant and those of the neighborhood or community, the board of appeals must consider the following five factors:

1. Whether the granting of the variance will produce an undesirable change will be produced 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 character of the neighborhood for the following reasons:

This is a commercial area, the larger signs will not produce any undesirable change to the neighborhood or area.

The signs will be attached to the facade at the 3<sup>rd</sup> story level approximately 40' from grade. The signs will need to larger than the 24sq ft allowed to be visible and legible to motorists/patrons

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Identify what alternatives to the variance have been explored (alternative designs etc.) and why they are not feasible:

There is no other feasible alternatives than making the signs larger. The signs will need to be larger to be legible at a height of 40+ feet and also to be able to maximize visibility to motorists travelling north on I90.

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

Given the size of the building that the signs will be attached to we do not feel that the additional square footage needed to make the signs more visible to motorists should be seen as substantial. A 24sq foot sign will be very difficult to see on the facade and virtually impossible to see.

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

This is a commercial area, the additional sq footage of wall sign will not have any adverse impact on the physical conditions of the area. The internally lit

channel letters will emit a soft glow and will produce minimal light pollution and will be minimally obtrusive to neighbors.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance. Explain whether the alleged difficulty was or was not self-created:

The need for larger signage could be seen as self-created.

However should not diminish the need for larger signs to maximize legibility to motorists on 3<sup>rd</sup> Ave Ext and on I90.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

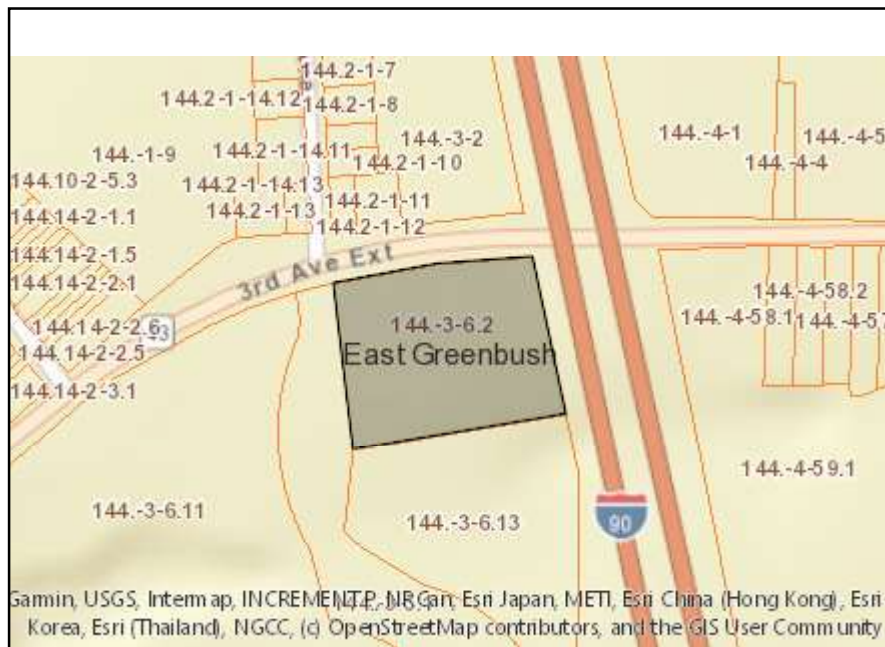
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Mabey's Self Storage			
Project Location (describe, and attach a location map): 486 3rd Ave Extension Rensselaer NY 12144			
Brief Description of Proposed Action: Installation of 2 Sets of Channel letters 112 Sq ft Copy to Read "Mabeys Self storage" Installation of 1 set of Channel letters 92.5 sq ft Copy to Read Climate Controlled Storage" Installation of 1 Set of Channel letters 372 Sq ft Copy to read "Mabey's Moving and Storage"			
Name of Applicant or Sponsor: AJ Signs		Telephone: 518-399-9291	
		E-Mail: Kristen@ajsigns.com	
Address: 842 Saratoga Rd			
City/PO: Burnt Hills		State: NY	Zip Code: 12027
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?		5.07 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.07 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Thomas Wheeler</u> Date: <u>4/22/21</u> Signature: <u>[Signature]</u> Title: <u>Owner</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]	No
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



# A. Channel Letter Sets

Qty: x2 Sets

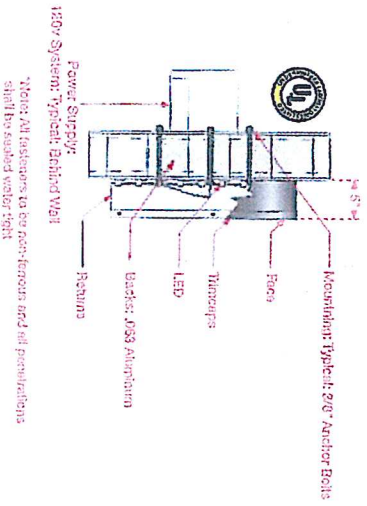
Mounting: Flush Mount

Colors: ■ Face Color - 2793 Red Acrylic

■ Trim Caps & Returns - Red

## Front-Lit L.E.D Channel Letter - Flush Mount

TYPICAL - Section Detail



EAST

Photo Representations of Approximate Sizing



NORTH

7 ft AVAILABLE

38.6 in  
17.9 in  
39.14 in  
80.5 in  
**Mabey's**  
**Self Storage**

286 in AVAILABLE  
202 in

112 ft



842 Sunnyside Road  
Barn Hill, NY 12027  
(518) 399-9291  
ASigns.com

Your Image. Our Everything.

Client: Mabey's Self Storage  
Project: Channel Letter Set  
Location: 486 3rd Avenue Ext. - Rensselaer, NY

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

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

Customer Approval: \_\_\_\_\_  
Landlord Approval (if Required): \_\_\_\_\_

File Name: e32058\_A  
Salesperson: Carl Wheeler  
Designer: Liz Charon  
Date: 2/11/2021

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# B. Channel Letter Set

Qty: x1

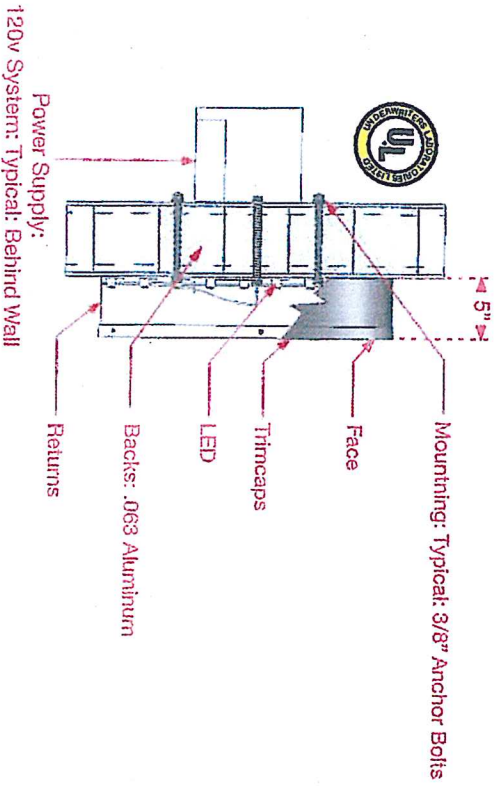
Mounting: Flush Mount

Opt 1 Colors: Face Color - 2793 Red Acrylic

Trim Caps & Returns - Red

## Front-Lit L.E.D Channel Letter - Flush Mount

TYPICAL - Section Detail



EAST

Climate Controlled Storage

**ASJ**  
Sign Co.  
842 Sandoga Road  
Bumt Hills, NY 12027  
(518) 399-9291  
ASJsigns.com

Client: Mabey's Self Storage  
Project: Channel Letter Set  
Location: 486 3rd Avenue Ext. - Rensselaer, NY

Customer Approval: \_\_\_\_\_  
Landlord Approval (if Required): \_\_\_\_\_

File Name: e32058\_B  
Salesperson: Carl Wheeler  
Designer: Liz Charon  
Date: 1/28/21

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# C. Channel Letter Set

Qty: x1

Mounting: Flush Mount

Opt 1 Colors:

- Face Color - 2793 Red Acrylic
- Trim Caps & Returns - Red

## Front-Lit LED Channel Letter - Flush Mount

TYPICAL - Section Detail

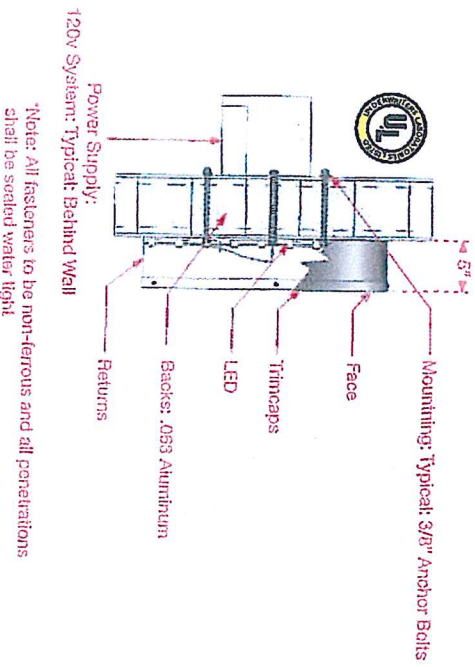


Photo Representation of Approximate Sizing

372' / 86'

MARKS & NORTH

Mabeys Moving & Storage

4,33

Client: Mabeys Self Storage

Project: Channel Letter Set

Location: 486 3rd Avenue Ext. - Rensselaer, NY

Customer Approval:

Landlord Approval (if Required):

Date:

Date:

File Name: e32058\_C

Salesperson: Carl Wheeler

Designer: Liz Charon

Date: 2/11/2021

Channel Letter Set is a registered trademark of A.S. Signs Co. and may not be reproduced or represented by others without the express written permission of A.S. Signs Co. Any unauthorized use of this information without the express written permission of A.S. Signs Co. may result in a lawsuit. A.S. Signs Co. is not responsible for the use of this information in any way. A.S. Signs Co. is not responsible for the use of this information in any way. A.S. Signs Co. is not responsible for the use of this information in any way.



842 Sundridge Road  
Burlington, NY 12027  
(518) 399-9291  
ASigns.com

Your Image. Our Everything.





# *The Town of East Greenbush*

## ***Building Department***

225 Columbia Turnpike Rensselaer, New York 12144 (518) 477-6225 FAX (518) 477-2386  
***Building, Zoning and Fire Prevention***

April 20, 2021

Mabey's Realty  
486 Third Avenue Extension  
Rensselaer, NY 12144

RE: Permit Application  
Mabey's Storage  
Tax Map # 144.-3-6.2

To Whom It May Concern;

On February 23, 2021 an application was submitted for work at the above property involving: **Proposal to construct (4) façade channel letter signs. (2) Sets of 112 sf each on East (facing I-90) and North elevations. (1) Set of 92.5 sf East elevation. (1) Set of 372 SF North elevation. The property is located in an area, which is zoned: OC Corporate Office / Regional Commercial.**

This application has been examined for compliance with the applicable provisions of the Zoning Laws and the Town Code of the Town of East Greenbush.

The review of the proposed work will not comply with the following provisions of the Town Zoning Law: **Section 3.3.2 A b) iii. The maximum shall be 24 sf. The proposed action requires (4) Area Variance(s)**

Therefore, your application of February 23, 2021 is hereby **DENIED**.

This objection may be addressed by filing revised plans reflecting conditions, which comply with the requirements of the Town Code and Zoning Laws. In the alternative, this denial may be appealed to the Zoning Board of Appeals on forms available from the Planning / Zoning Department, 225 Columbia Turnpike. (518) 694-4011.

Sincerely,

Kevin Hitchcock  
Building Inspector

Cc: Zoning Board of Appeals



# *The Town of East Greenbush*

## ***Building Department***

225 Columbia Turnpike Rensselaer, New York 12144 (518) 477-6225 FAX (518) 477-2386  
***Building, Zoning and Fire Prevention***

April 20, 2021

Mabey's Realty  
486 Third Avenue Extension  
Rensselaer, NY 12144

RE: Permit Application  
Mabey's Storage  
Tax Map # 144.-3-6.2

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Sincerely,

Kevin Hitchcock  
Building Inspector

Cc: Zoning Board of Appeals





RECEIVED

FEB 23 2021

EAST GREENBUSH  
BUILDING DEPT.

## TOWN OF EAST GREENBUSH – RENSSELAER COUNTY

225 Columbia Tpk, Rensselaer, NY 12144

Office: (518)477-6225; Fax: (518)477-2386

[www.eastgreenbush.org](http://www.eastgreenbush.org)

## BUILDING DEPT. APPLICATION FORM

## 24-HR. NOTICE FOR INSPECTIONS

Application No. \_\_\_\_\_

Permit Issued \_\_\_\_\_ 20 \_\_\_\_\_

Permit Expires \_\_\_\_\_ 20 \_\_\_\_\_

Zoning District OC

Value of Work \$ \_\_\_\_\_

Approved by: \_\_\_\_\_

Remarks: \_\_\_\_\_

All submittals with this application need to be in **DUPLICATE**. The undersigned hereby applies for a permit to do the following work which will be done in accordance with the description, plans, and specifications submitted, and such special conditions as may be indicated on the permit. Issuance of a building permit DOES NOT release the applicant from verifying whether or not said building lot is in a flood zone or a wetland's area.

## ANSWER ALL OF THE FOLLOWING: (Please Print Clearly)

The owner of this property is: Mabe Realty

Phone #/Cell# \_\_\_\_\_

Property Location: 4816 3rd Ave Ext

E-MAIL: \_\_\_\_\_

SBL #: 144-3-6.2Name of Person/Business Responsible for work: AJ Signs 842 Saratoga Rd Phone # 399-9291

Contractor needs to provide Town with proof of Gen. Liability Ins. &amp; Worker's Comp. Insurance with each permit

E-MAIL: Boston@AJSigns.com

Estimated Value of Work: \$ \_\_\_\_\_

## NATURE OF PROPOSED WORK (please circle)

- ☐ Construction of new building (Describe in NOTE AREA\*)
- ☐ Alterations to a building (Describe in NOTE AREA\*)
- ☐ Demolition of building
- ☐ Installation of plumbing (Describe in NOTE AREA\*)
- ☐ Installation of oil /gas /ac / heating /cooling unit
- ☐ Fence – 4' high 6'high - Total \_\_\_\_\_ l.f.
- ☐ Swimming Pool – Above or In-ground  
Size: \_\_\_\_\_ x \_\_\_\_\_ Depth \_\_\_\_\_
- ☐ Driveways – New Resurface Expansion
- ☐ Shed – Size \_\_\_\_\_ x \_\_\_\_\_
- ☐ Roof – New Reroof Repair
- ☐ Solar Panels Roof Ground
- ☒ Other (see below) Signs \*NOTE AREA – ADDITIONAL INFORMATION:

## REQUIREMENTS: All submittals in duplicate

## A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK AND INSPECTIONS MUST BE CALLED IN BEFORE AND DURING CONSTRUCTION.

INDICATE ON THE PLOT PLAN STREET NAMES, LOCATION SIZE OF PROPERTY, LOCATION, SIZE & SETBACKS OF PROPOSED BUILDINGS AND LOCATION OF ALL EXISTING BUILDINGS. SHOW PROPOSED BUILDING(S) IN DOTTED LINE AND EXISTING BUILDING(S) IN SOLID LINE.

CALL BEFORE YOU DIG: [digsafelynewyork.com](http://digsafelynewyork.com)  
1-800-962-7962

(2) sets of 281" x 56.5" (112 sq ft) sets of channel letters  
Copy to read Mabe's Self Storage  
(1) set of 493.5" x 27" (92.5 sq ft) set of channel letters  
11 ultimate controlled storage " EAST  
(1) set of 1032" x 521" (372 sq ft) Mabe's moving + storage " NORTH  
11 intermediate lot w/ shed

The undersigned hereby applies for a permit to do the specified work which will be done in accordance with the description, plans and specifications submitted and such special conditions as may be indicated on the permit.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

SPECIAL CONDITIONS OF THE PERMIT: \_\_\_\_\_

BY: \_\_\_\_\_

Required upon completion: **CERTIFICATE OF COMPLIANCE** for alterations; **CERTIFICATE OF OCCUPANCY** for new construction/occupancy; **THIRD PARTY ELECTRICAL APPROVAL** for all electrical work.

PERMIT FEES ARE NON-REFUNDABLE

# A. Channel Letter Sets

Qty: x2 Sets

Mounting: Flush Mount

Colors: ■ Face Color - 2793 Red Acrylic

■ Trim Caps & Returns - Red

Front-Lit L.E.D Channel Letter - Flush Mount

TYPICAL - Section Detail

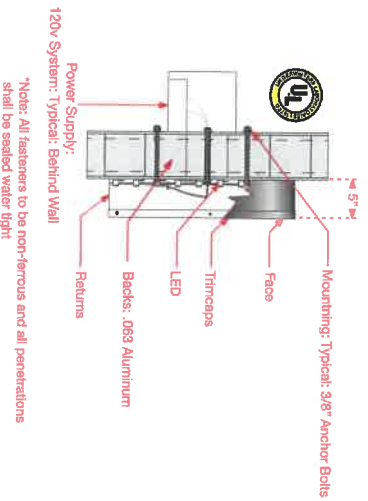


Photo Representations of Approximate Sizing

7 ft AVAILABLE



286 in AVAILABLE

202 in



842 Saratoga Road  
Burnt Hills, NY 12027  
(518) 399-9291  
AJSigns.com

Your Image. Our Everything.

Client: Mabeys Self Storage

Project: Channel Letter Set

Location: 486 3rd Avenue Ext. - Rensselaer, NY

Customer Approval:

Landlord Approval (if Required):

Date:

Date:

File Name: e32058\_A

Salesperson: Carl Wheeler

Designer: Liz Charon

Date: 2/11/2021

Copyrighted drawings and designs are the property of AJS Sign Co. and shall be reproduced or modified in whole or part in a drawing or sign without written permission from AJS Sign Co. Drawing shall be included in project proposal. If drawing is not included in project proposal, it shall be the responsibility of the client to provide a drawing. AJS Sign Co. shall not be responsible for the value of drawings. Drawings are available for purchase for use in completed and processed upon request.





# B. Channel Letter Set

Qty: x1

Mounting: Flush Mount

Opt 1 Colors:

- Face Color - 2793 Red Acrylic
- Trim Caps & Returns - Red

## Front-Lit L.E.D Channel Letter - Flush Mount

TYPICAL - Section Detail

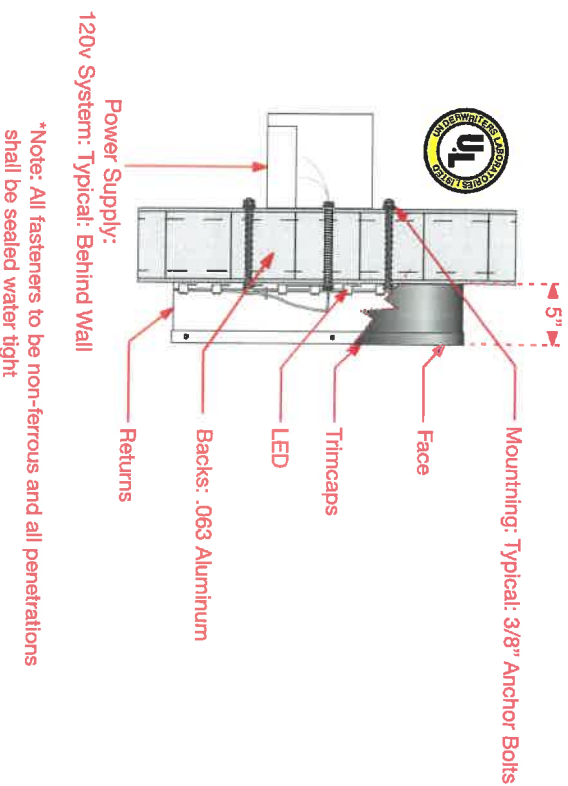


Photo Representation of Approximate Sizing



842 Santiago Road  
Burnt Hills, NY 12027  
(518) 399-9291  
AJSigns.com

Your Image. Our Everything.

Client: Mabey's Self Storage  
Project: Channel Letter Set  
Location: 486 3rd Avenue Ext. - Rensselaer, NY

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

File Name: e32058\_B  
Salesperson: Carl Wheeler  
Designer: Liz Charon  
Date: 1/28/21

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# C. Channel Letter Set

Qty: x1

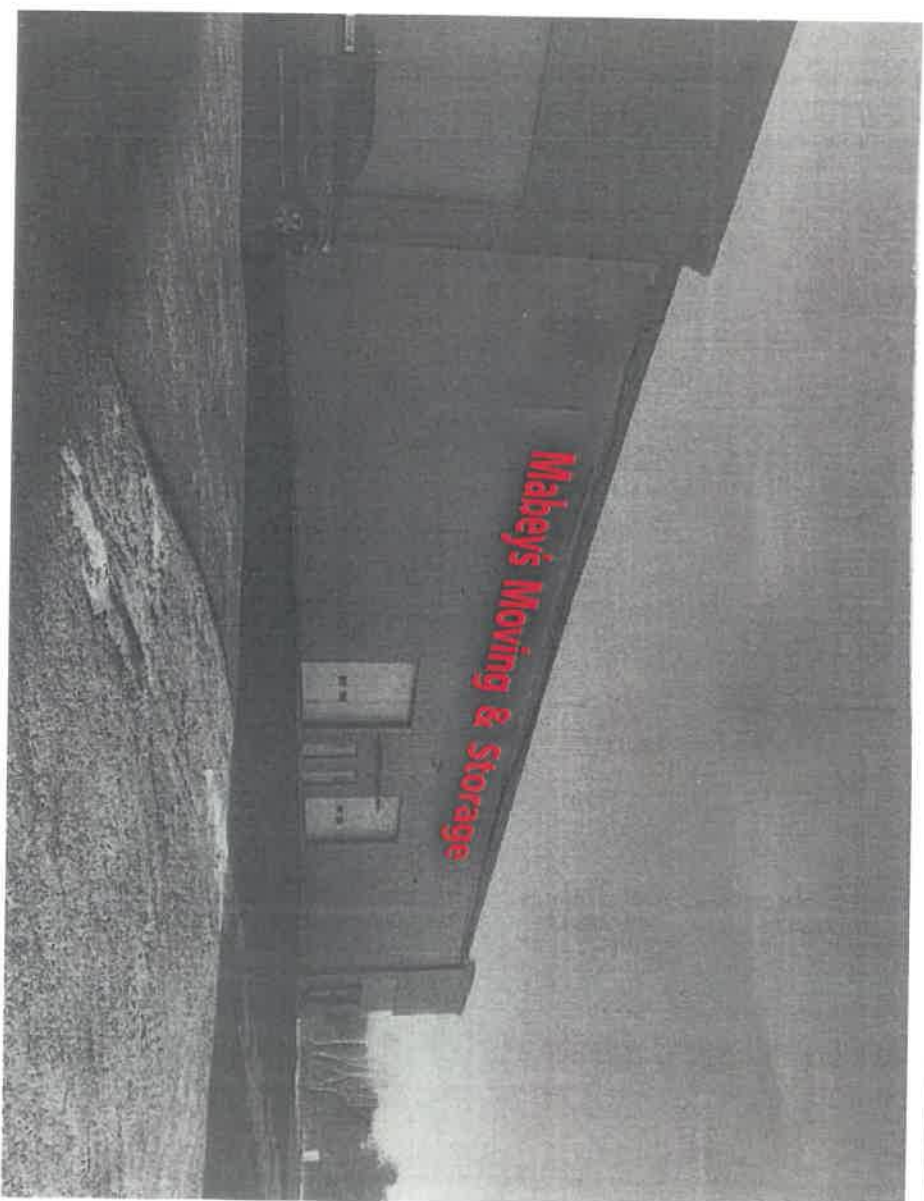
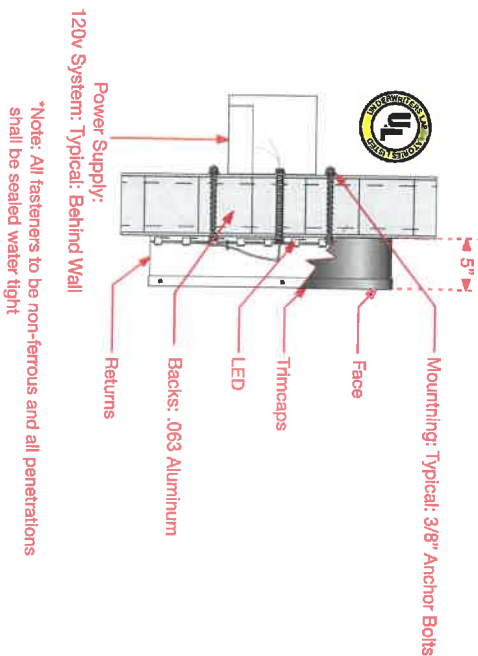
Mounting: Flush Mount

Opt 1 Colors:

- Face Color - 2793 Red Acrylic
- Trim Caps & Returns - Red

## Front-Lit L.E.D Channel Letter - Flush Mount

TYPICAL - Section Detail



Mabey's Moving & Storage

Client: Mabey's Self Storage

Project: Channel Letter Set

Location: 486 3rd Avenue Ext. - Rensselaer, NY

Customer Approval:

Landlord Approval (If Required):

Date:

Date:

File Name: e32058\_C

Salesperson: Carl Wheeler

Designer: Liz Charon

Date: 2/11/2021

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Burnt Hills, NY 12027  
(518) 399-9291  
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# *The Town of East Greenbush*

## **Zoning Board of Appeals**

225 Columbia Turnpike, Rensselaer, New York 12144

Phone: 518 694-4011

### **Authorization Form**

To the Town of East Greenbush

☒ Zoning Board of Appeals;

I, Lindsey Kretschmar give permission to Warren C. Kretschmar  
Property Owner Representative

For representing me for my application before the Town of East Greenbush Zoning Board of Appeals as indicated above, in applying for (a)

☐ Use Variance

☒ Area Variance

☐ Interpretation

for the property located at 24 Ryssendorph Ln. Rensselaer, NY 12144  
Property Address

Property Owner's Signature:

Lindsey Kretschmar

Date: 4/28/2021





## *The Town of East Greenbush*

RECEIVED

APR 28 2021

DEPT PZO

**Zoning Board of Appeals**  
225 Columbia Turnpike, Rensselaer, New York 12144  
Phone: 518 694-4011

### **AREA VARIANCE APPLICATION**

#### **Section 1: Applicant/Property Owner Information:**

##### **Applicant:**

Name: Lindsay Kwetzschmar

Address: 24 Rysedorph Lane

Phone #: (518) 944-8567 Email Address: Lsmith@wppkids.com

Signature of Applicant: Lindsay Kwetzschmar Date: 04/21/21

##### **Property Owner (If not Applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

**\*See Authorization page if Applicant and Property Owner are not the same\***

#### **Section 2: Property Information:**

Property Address/Location: 24 Rysedorph Lane Rensselaer NY 12141

Tax Map #: \_\_\_\_\_ (\*Obtain from Assessor's office\*)

#### **Section 3: Project Information:**

##### **Describe project & why a variance is necessary:**

Size of shed is larger than a 10x12

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Indicate the Town Zoning Law Chapter/Section from which this variance application is being requested: This information can be found on the denial from the Building Dept.**

Article: \_\_\_\_\_ Section: 26.3 Subsection: \_\_\_\_\_

Additional code sections if they pertain: \_\_\_\_\_

**Please complete the following table indicating all Area Variances needed, if a variance is not required for one or more, just put N/A.**

	<u>Required per Code:</u>	<u>Requested Dimensions:</u>
Front Setback:		
Side Setback:		
Rear Setback:	<u>30'</u>	<u>5'</u>
Lot width/frontage:		
Height:		
Other:		

**All applications must be submitted to the Planning/Zoning Department with:**

1. Determination by Zoning Enforcement Officer (given to applicant by Building Department) and
2. Survey Map or Plot Plan, Site Plan, Sketch, and/or Other Descriptive Detail
3. Complete application package.
4. Application fee & certified mailing fees will be calculated and a fee letter will be sent to the applicant within a week of receiving a completed application package.

If you have any questions you can reach the Zoning secretary at [alovely@eastgreenbush.org](mailto:alovely@eastgreenbush.org)

**For Official Use Only:**

Appeal Number: <u>2021-06</u>
Date Application Received: <u>4/28/21</u>
Tax Map Number: <u>155.10-11-18</u>
Zoning District: <u>R-R</u>
Appeal Type: <u>Area Variance</u>
Application/Certified Fee: <u>\$233.50</u>
Received: <u>4/28/21</u>
Hearing Date: <u>5/25/21</u>
<input type="checkbox"/> Approved:
<input type="checkbox"/> With/without conditions:
<input type="checkbox"/> Denied:

An applicant for a variance will be afforded a public hearing, at which time the applicant will present his/her case to the Zoning Board of Appeals, a board of seven members who will determine the disposition of the appeal by a majority vote. The following information is offered as a guide to assist you in preparation for your hearing. For additional advice, you are encouraged to contact your personal legal counsel.

An **Area Variance** has been defined as one where: "the owner still must comply with the zoning ordinance's limitations on use of land, but is allowed to build or maintain physical improvements which deviate from the zoning ordinance's nonuse limitations." (Rathkopf, The Law of Planning and Zoning, (4<sup>th</sup> ed) section 38.01(4). New York State statute dictates that the Zoning Board of Appeals take a "balancing approach" in making its determination on an application for an area variance. The board must weigh two basic things: the benefit to the applicant if the variance is granted versus the detriment to the health, safety and general welfare of the neighborhood or community that would occur if the variance were to be granted.

Finally, carrying the "balancing" step further, the statute provides that when granting area variances, the board of appeals shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

To grant an Area Variance, the ZBA will must balance the benefits to the applicant and the health, safety and welfare of the neighborhood and community, taking into consideration the following factors. The ZBA must consider each of these factors, but no one factor is determinative and the weight to given to each of them will vary with the facts of each case.

The statute provides that in balancing the interests of the applicant and those of the neighborhood or community, the board of appeals must consider the following five factors:

1. Whether the granting of the variance will produce an undesirable change will be produced 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 character of the neighborhood for the following reasons:

The Shed will enhance our property it  
will be kept up and landscaped  
for house appeal. It will be placed  
in the backyard most neighbors will not  
even see it unfortunately.



2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Identify what alternatives to the variance have been explored (alternative designs etc.) and why they are not feasible:

Need certain size shed for extra storage & yard supplies. Can not put  
addition on garage due to location of neighbor being close

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

Only 72 ft larger than shed not requiring permit

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

Location shed will be placed is in back, so that only 2 neighbors view it

It will be esthetically appealing (matching house)

Won't interfere w/ drainage

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance. Explain whether the alleged difficulty was or was not self-created:

It was our decision to purchase shed of 12 x 16 due to need in  
storage space

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

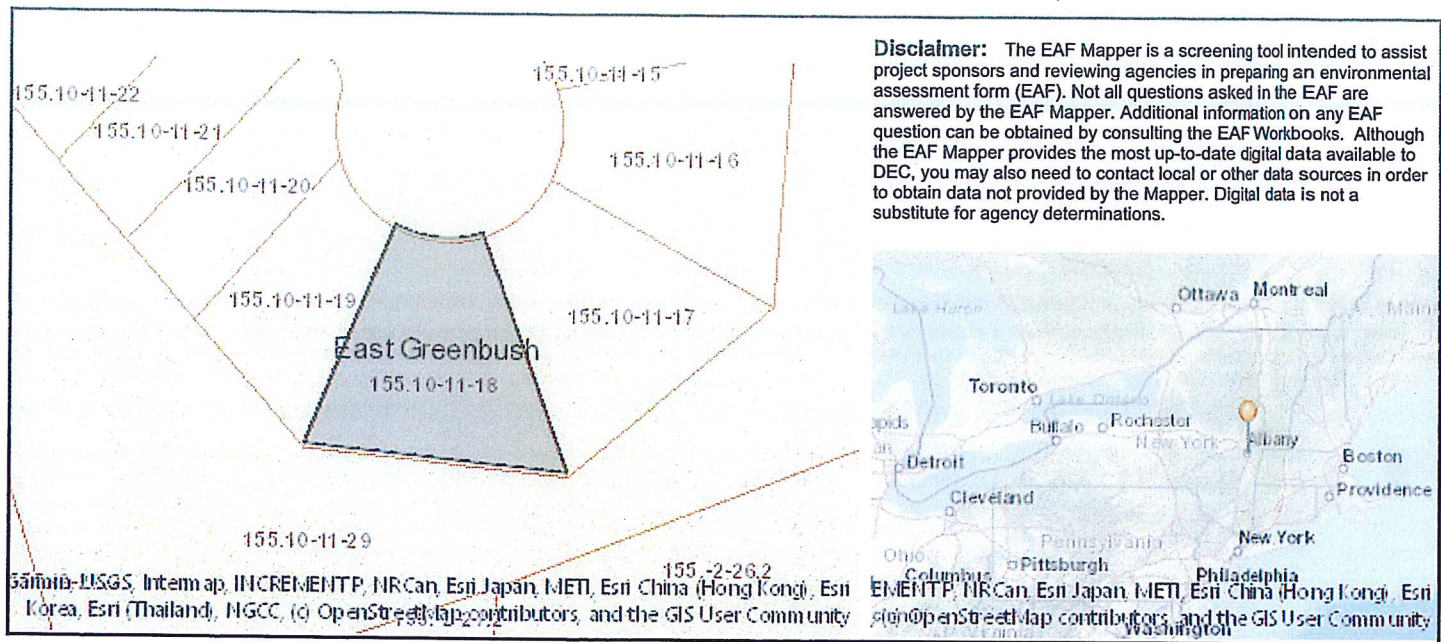
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <u>Permit for 12x16 shed</u>			
Project Location (describe, and attach a location map): <u>24 Ryssedorph Ln. Rensselaer NY 12144 - back left corner of property</u>			
Brief Description of Proposed Action: <u>Ability to place 12x16 size shed on location stated above for storage.</u>			
Name of Applicant or Sponsor: <u>Lindsey &amp; Warren Kretschmar</u>		Telephone: <u>518-944-8567 (L) 518-935-3296 (W)</u>	
		E-Mail: <u>LSmith@wppkids.com</u>	
Address: <u>24 Ryssedorph Ln.</u>			
City/PO: <u>Rensselaer</u>		State: <u>NY</u>	Zip Code: <u>12144</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>&lt; 1</u> acres	
b. Total acreage to be physically disturbed?		<u>14x18 ft</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>shed w/o running water</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district, which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Lindsey Kretschmar</u> Date: <u>4/28/2021</u>		
Signature: <u><i>Lindsey Kretschmar</i></u> Title: <u>Home Owner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No





# *The Town of East Greenbush*

## **Building Department**

225 Columbia Turnpike, Rensselaer, New York 12144

Phone: 518-477-6225 - Fax: 518-477-2386

*Building, Zoning and Fire Prevention*

February 4, 2021

Lindsey Kretzschmar  
24 Ryesdorph Lane  
Rensselaer, NY 12144

RE: Permit Application  
24 Ryesdorph Lane  
Tax Map # 155.10-11-18

Dear Mrs. Kretzschmar,

On December 14, 2020 you submitted an application for work at the above property involving:  
**Proposal to install a 12'x16' shed in the rear yard.** The property is located in an area, which is zoned: **R-B.**

This application has been examined for compliance with the applicable provisions of the Zoning Laws and the Town Code of the Town of East Greenbush.

The review of the proposed work will not comply with the following provisions of the Town Code: **Section 2.6.3 Residential Buffer District requires accessory structures larger than 120 sf maintain a rear setback of 30 feet. The proposed shed location will leave a rear setback of 5 feet. The proposed action requires (1) Area Variance.**

Therefore, your application of December 14, 2020 is hereby **DENIED.**

This objection may be addressed by filing revised plans reflecting conditions, which comply with the requirements of the Town Code and Zoning Laws. In the alternative, this denial may be appealed to the Zoning Board of Appeals on forms available from the Planning / Zoning Department, 225 Columbia Turnpike. (518) 694-4011.

Sincerely,

Kevin Hitchcock  
Building Inspector

Cc: Zoning Board of Appeals





RECEIVED

DEC 14 2020

EAST GREENBUSH  
BUILDING DEPT.

## TOWN OF EAST GREENBUSH – RENSSELAER COUNTY

225 Columbia Turnpike Rensselaer, NY 12144

Office: (518)477-6225; Fax: (518)477-2386

[www.eastgreenbush.org](http://www.eastgreenbush.org)**BUILDING DEPT. APPLICATION FORM****24-HR. NOTICE FOR INSPECTIONS**

Application No. \_\_\_\_\_  
Permit Issued \_\_\_\_\_ 20  
Permit Expires \_\_\_\_\_ 20  
Zoning District \_\_\_\_\_  
Fee (\$) \_\_\_\_\_  
Approved by: \_\_\_\_\_

Submittals with architectural plans **ONLY** must be in **DUPLICATE**. The undersigned hereby applies for a permit to do the following work which will be done in accordance with the description, plans, and specifications submitted, and such special conditions as may be indicated on the permit. Issuance of a building permit DOES NOT release the applicant from verifying whether or not said building lot is in a flood zone or a wetland's area.

**PRINT ALL INFORMATION CLEARLY:**

The owner of this property is: Lindsay KretzschmarPhone #/Cell# 518-944-8567Property Location: 24 Rysedorph Ln. Rensselaer NY 12144E-MAIL: LSmith@wppkids.com

SBL #: \_\_\_\_\_

Name of Person/Business Responsible for work: Backyard Shed Co. LLCPhone # (518) 767-2671 (Sue)E-MAIL: Sue@backyardshedco.com

**Contractor Requirements:** Provide Town with proof of Gen. Liability Insurance & Worker's Comp. Insurance with each permit. Town of East Greenbush listed as certificate holder on each insurance.

Estimated Value of Work: \$ 5,000.00**NATURE OF PROPOSED WORK (circle)**

- ☐ Construction of new building (Describe in NOTE AREA\*)
- ☐ Alterations to a building (Describe in NOTE AREA\*)
- ☐ Demolition of building
- ☐ Installation of plumbing (Describe in NOTE AREA\*)
- ☐ Installation of oil /gas /ac / heating /cooling unit
- ☐ Fence – 4' high 6'high - Total \_\_\_\_\_ l.f.
- ☐ Swimming Pool – Above or In-ground  
Size: \_\_\_\_\_ x \_\_\_\_\_ Depth \_\_\_\_\_
- ☐ Driveways – New Resurface Expansion
- ☒ Shed – Size 12 x 20 - Total s/f 240
- ☐ Roof (Circle) New Reroof Repair
- ☐ Solar Panels (Circle) Roof Ground
- ☐ Sign(s) Size: \_\_\_\_\_ x \_\_\_\_\_ - Total s/f \_\_\_\_\_
- ☐ Other (Describe in NOTE AREA\*)

**REQUIREMENTS:**

**A PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK AND INSPECTIONS MUST BE CALLED IN BEFORE AND DURING CONSTRUCTION.**

**INDICATE ON THE PLOT PLAN: STREET NAMES, LOCATION, SIZE OF PROPERTY; SIZE & SETBACKS OF PROPOSED BUILDINGS AND LOCATION OF ALL EXISTING BUILDINGS. SHOW PROPOSED BUILDING(S) IN DOTTED LINE AND EXISTING BUILDING(S) IN SOLID LINE.**

CALL BEFORE YOU DIG: [digsafelynewyork.com](http://digsafelynewyork.com) or  
1-800-962-7962

**\*NOTE AREA - ADDITIONAL INFORMATION:** SHED to be placed in back yard

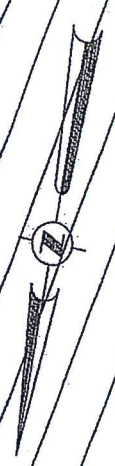
The undersigned hereby applies for a permit to do the specified work which will be done in accordance with the description, plans and specifications submitted and such special conditions as may be indicated on the permit.

SIGNATURE: Lindsay KretzschmarDATE: 12/8/2020

SPECIAL CONDITIONS OF THE PERMIT: \_\_\_\_\_

BY: \_\_\_\_\_

Required upon completion: **CERTIFICATE OF COMPLIANCE** for alterations; **CERTIFICATE OF OCCUPANCY** for new construction/occupancy; **THIRD PARTY ELECTRICAL APPROVAL** for all electrical work.



AND

N76°48'29"W

S09°43'35"E

175.24'

12 x 16 SPEED  
5 FT OFF LINE

10' SIDE YARD

LOT 14  
AREA = 15,908± SQ. FT.

N36°06'37"E

10' SIDE YARD

150.00'

42.2'±

24  
RYSEDORPH  
LINE

ENTR

25.5'±

SMH HDPE  
O SV

PS

ISO

GRAVEL  
DRIVEWAY

150.00'

25' BUILDING LINE

LOT 15

5' WIDE NATIONAL GRID  
EASEMENT PER MAP REFERENCE  
NO. 2

S76°48'29"E  
C=58.41'  
L=60.00'  
R=75.00'

RYSEDORPH  
60' P.O.W