



GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
JUNE 2, 2021
07:00 PM

A G E N D A
GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
JUNE 2, 2021
07:00 PM

1. Chairman's Welcome

2. New Cases

1. 3697 Carman Road

Area variance to permit the installation of a shed in a side yard

A. Application Materials

Application, Architectural Renderings, Survey & Easement Permit

Attachment: [Application](#)

Attachment: [Architectural Drwing](#)

Attachment: [Survey](#)

Attachment: [Easement Permit](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

2. 5138 Foxwood Drive

Area variance to permit the installation of a privacy fence in a front yard

A. Application Materials

Application, Narrative & Plot Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Plot Plan](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

3. 241 Woodsfield Drive

Area variance to permit the installation of a privacy fence in a front yard

A. Application Materials

Application, Narrative & Survey

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Survey](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

4. 1 Sadie Lane

Area variance to permit the expansion of an attached garage into a side yard setback

A. Application Materials

Application, Proposed Elevation View & Survey

Attachment: [Application](#)

Attachment: [Proposed Elevation View](#)

Attachment: [Survey](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

5. 6580 Dunnsville Road

Special use permit for the development of a 5MW solar facility

A. Application Materials

Application, LEAF, Narrative, Visual Assessment, Site Plan, Acoustic

Test, Decommissioning Plan

Attachment: [Application](#)

Attachment: [LEAF](#)

Attachment: [Narrative](#)

Attachment: [Visual Assessment](#)

Attachment: [Site Plan](#)

Attachment: [Acoustic Test](#)

Attachment: [Decommissioning Plan](#)

B. Other Interested Agencies

Albany County Planning Board

Attachment: [Albany County Planning Board](#)

C. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

3. Minutes

April 7th, 2021

4. Signs

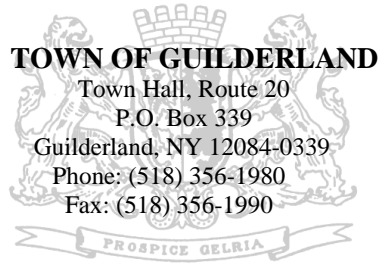
1. Vosburgh Road

Installation of (2) monument signs for the Preserve at West Creek

Attachment: [Application](#)

General Attachments

[- Agenda](#)



**PETER G. BARBER
SUPERVISOR**

**THOMAS REMMERT
CHAIRMAN
ZONING BOARD**

ZONING BOARD

MEETING NOTICE

Wednesday, June 2, 2021

7:00 PM

3697 Carman Road – Area Variance – Francis Flynn

- Public hearing for an area variance to permit the installation of a shed in a side yard

5138 Foxwood Drive – Area Variance – James Saburro

- Public hearing for an area variance to permit the installation of a privacy fence in a front yard

241 Woodfield Drive – Area Variance – Jiadong Wneg

- Public hearing for an area variance to permit the installation of a privacy fence in a front yard

1 Sadie Lane – Area Variance – Doug Forman

- Public hearing for an area variance to permit the expansion of an attached garage into a side yard setback

6580 Dunnsville Road – Special Use Permit – Helios Energy

- Public hearing for a special use permit for the development of a 5MW solar facility

4836

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>FRANCIS P + JENNIFER R. FLYNN</u>	Owner: <u>FRANCIS P + JENNIFER R. FLYNN</u>	
Address: <u>18 ERIN LAKE</u>	Location: <u>3695-3697 CARMAN RD</u>	
<u>KINGSTON NY</u> Zip: <u>12401</u>	Tax Map #: <u>27.15-1-84.2</u>	
Daytime Phone #: <u>(914) 388-4900</u>	Zoning: <u>R 15</u>	
Date: <u>1/1/21</u>	Acreage: <u>.6</u>	

TO BE SUBMITTED:

- 8
- 1) ~~12~~ copies of application
 - 2) Copy of conditional purchase contract or rental agreement if applicable
 - 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
 - 4) Architectural drawings of proposed project (if applicable)
 - 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 5/1/2021

To the Zoning Board of Appeals
Of the Town of Guilderland

I, FRANCIS P FLYNN of 3695-3697 CARMAN ROAD
hereby appeal from the decision of the Zoning Administration Officer on my application
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- () An interpretation of the Zoning Ordinance or Zoning Map
- () A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 3695-3697 CARMAN ROAD Zoning: R 15

PLACEMENT OF 10'x20' STORAGE BARN IN SIDEYARD. PER ATTACHED SKETCH AND SURVEY IT WILL BE APPROX. 40'-45' FROM PROPERTY LINE THEREFORE EXCEEDING SET BACK REQUIREMENTS.

* 4. Variance to the Zoning Ordinance is requested for:



* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

I DO NOT BELIEVE IT WILL. THE SHED WILL BE MINIMALLY
 VISIBLE FROM THE ROAD DUE TO THE EXISTING FENCING AND
 SHRUBBERY

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;

NO, UNFORTUNATELY WE CANNOT SINCE MUCH OF OUR BACKYARD
 HAS A TOWN SEWER LINE LEASEMENT RUNNING THROUGH IT.

3) Whether the requested area variance is substantial;

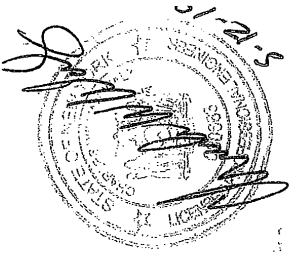
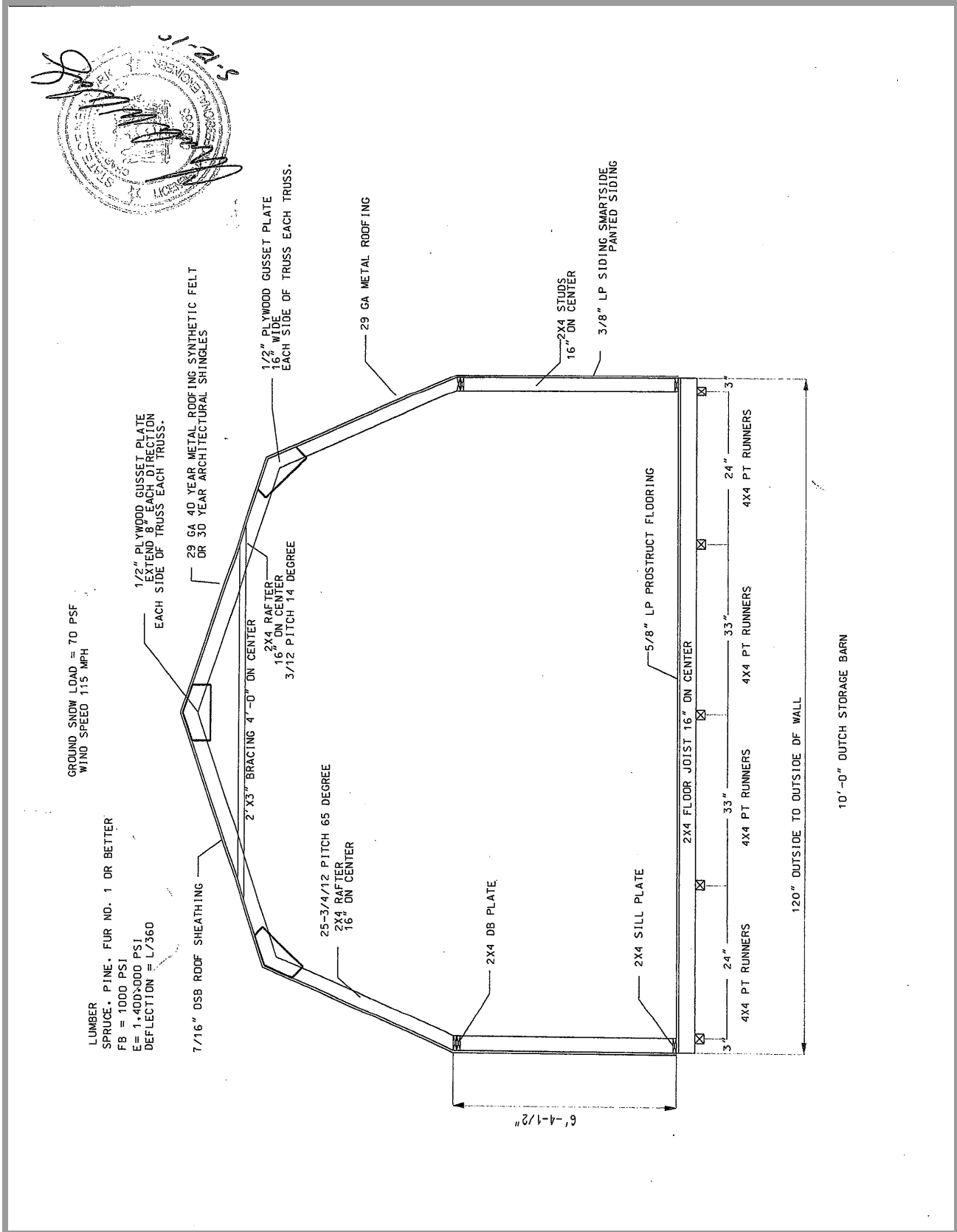
YES, WE BELIEVE IT IS AS WE DO NOT HAVE ANOTHER OPTION
 FOR PLACEMENT

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

NO, AS MANY OF OUR NEIGHBORS HAVE SIMILAR OR
 LARGER STORAGE BARN VISIBLE FROM THE ROAD

5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

NO, IT WAS IN EXISTENCE WHEN WE PURCHASED THE PROPERTY



Shed Purchase Order



Phone # 518-595-0016 email: sales@dutchcountryconnections.com

Customer Name: Frank Flynn

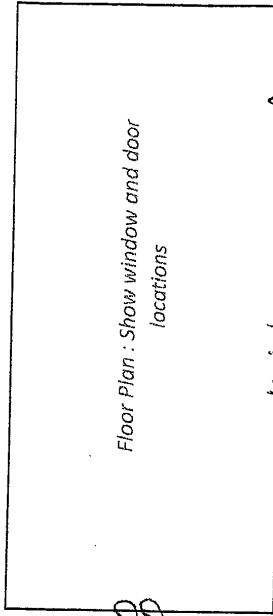
Address: 3693 Carman Rd
Coilerland NY 12303

Email Address

Phone #: 518-388-4900

Rent to Own: Yes No

Shed Size: 10x20
Order Date: 4-17 Completion Date:



Shed Added Options		Quan	Cost
Shed Style	<u>Dutch</u>		
Roof Material	<u>Shingle</u>		
Roof Color	<u>Estate Gray</u>		
Wall Material	<u>LP</u>		
Wall Color	<u>Lt Gray</u>		
Trim Color	<u>Lt Gray</u>		
Door Color	<u>-</u>		
Door Style	<u>-</u>		
Shutter Material			
Shutter Color			
Window Material			
Window Color			
Window size			
NOTES: <u>Serial # 1334</u>			
Options Total \$			
Shed price \$			<u>5346</u>
Total \$			
Sales Tax \$			<u>427.68</u>
Grand Total \$			<u>5773.68</u>
Down payment \$			<u>2873.68</u>
Due Upon Delivery \$			<u>2900.00</u>

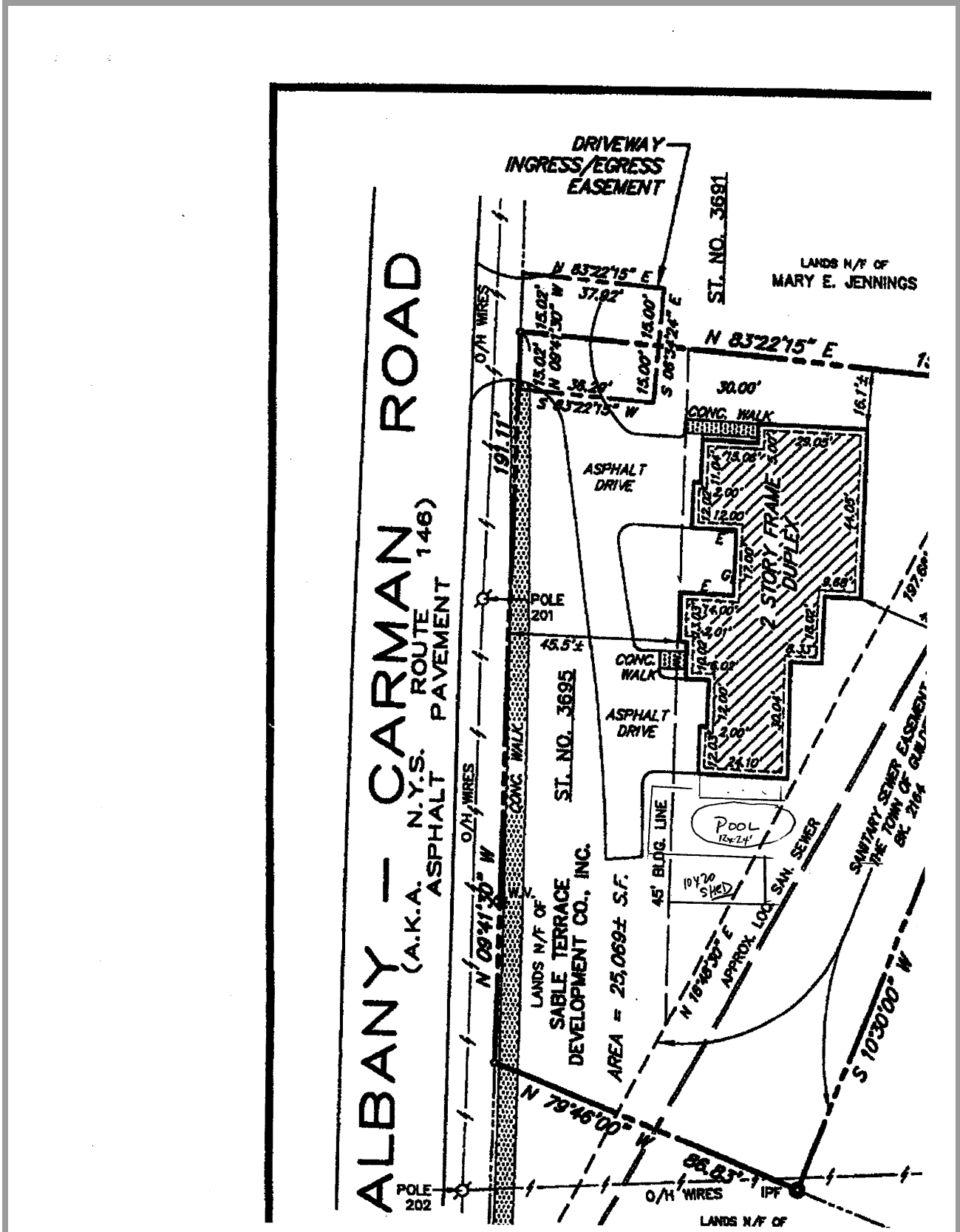
Load Orientation:

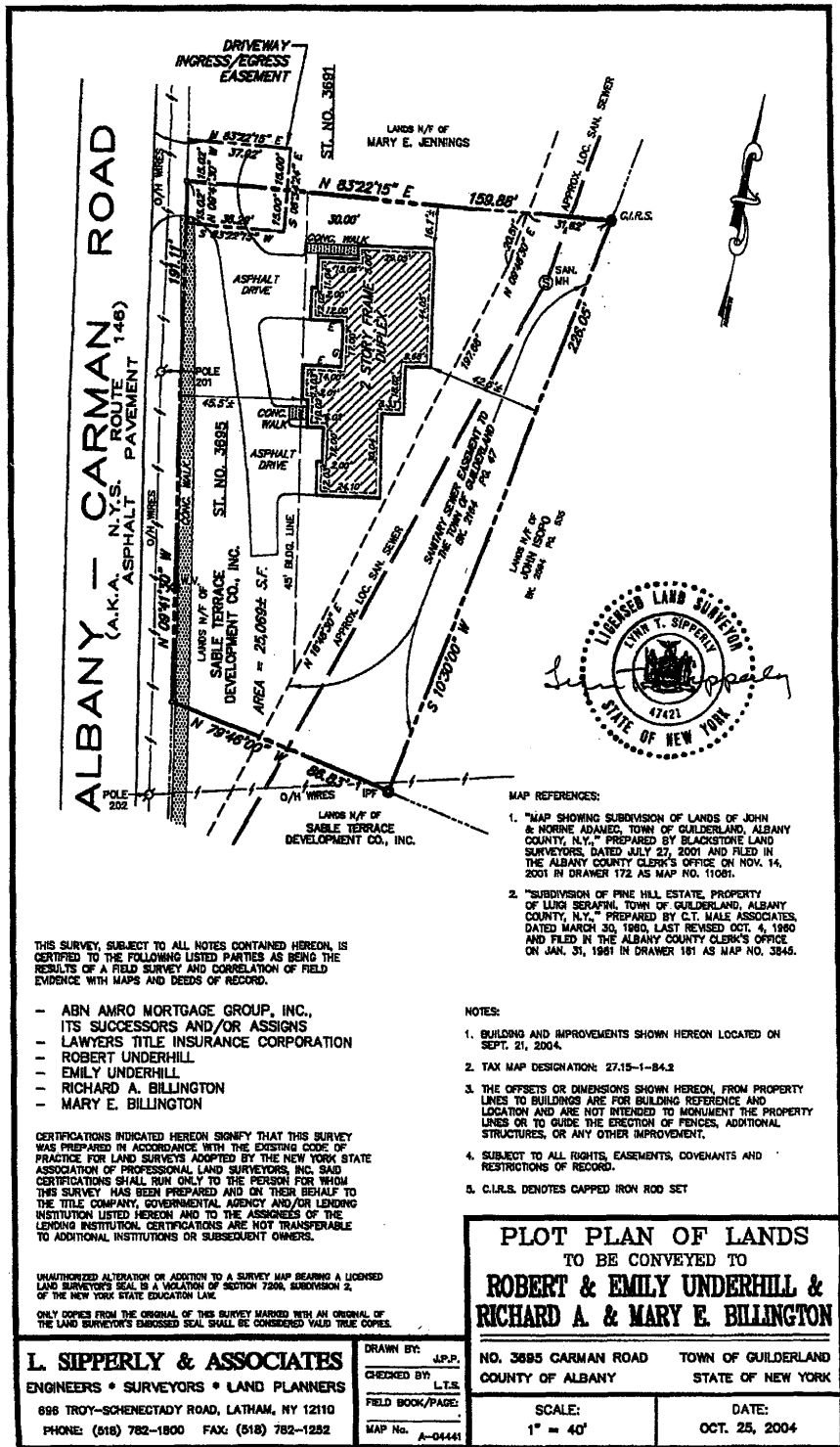
All shed widths are approximate measurements

1 hr. of site time is included in the delivery. If more time is needed the Customer is responsible to pay the delivery personnel \$35.00 per 1/2 hr.

Sales Associate: MKB

Customer Approval: [Signature]





THIS SURVEY, SUBJECT TO ALL NOTES CONTAINED HEREON, IS CERTIFIED TO THE FOLLOWING LISTED PARTIES AS BEING THE RESULTS OF A FIELD SURVEY AND CORRELATION OF FIELD EVIDENCE WITH MAPS AND DEEDS OF RECORD.

- ABN AMRO MORTGAGE GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS
- LAWYERS TITLE INSURANCE CORPORATION
- ROBERT UNDERHILL
- EMILY UNDERHILL
- RICHARD A. BILLINGTON
- MARY E. BILLINGTON

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY HAS BEEN PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND/OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

L. SIPPERLY & ASSOCIATES
 ENGINEERS • SURVEYORS • LAND PLANNERS
 698 TROY-SCHENECTADY ROAD, LATHAM, NY 12110
 PHONE: (518) 782-1800 FAX: (518) 782-1252

DRAWN BY: J.P.P.
 CHECKED BY: L.T.S.
 FIELD BOOK/PAGE:
 MAP No. A-04441

- MAP REFERENCES:
1. "MAP SHOWING SUBDIVISION OF LANDS OF JOHN & HORSE ADAMED TOWN OF GUILDERLAND, ALBANY COUNTY, N.Y.," PREPARED BY BLACKSTONE LAND SURVEYORS, DATED JULY 27, 2001 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON NOV. 14, 2001 IN DRAWER 172 AS MAP NO. 11001.
 2. "SUBDIVISION OF PINE HILL ESTATE, PROPERTY OF LUCI SERAFINI, TOWN OF GUILDERLAND, ALBANY COUNTY, N.Y.," PREPARED BY C.T. MALE ASSOCIATES, DATED MARCH 30, 1980, LAST REVISED OCT. 4, 1980 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE ON JAN. 31, 1981 IN DRAWER 181 AS MAP NO. 3845.

- NOTES:
1. BUILDING AND IMPROVEMENTS SHOWN HEREON LOCATED ON SEPT. 21, 2004.
 2. TAX MAP DESIGNATION: 27.15-1-84.3
 3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MOKUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
 4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
 5. C.I.R.S. DENOTES CAPPED IRON ROD SET

PLOT PLAN OF LANDS
 TO BE CONVEYED TO
ROBERT & EMILY UNDERHILL &
RICHARD A. & MARY E. BILLINGTON

NO. 3685 CARMAN ROAD TOWN OF GUILDERLAND
 COUNTY OF ALBANY STATE OF NEW YORK

SCALE: 1" = 40'	DATE: OCT. 25, 2004
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50

TOWN OF GUILDERLAND

Gregory J. Wier, Highway Superintendent
Highway Department
P.O. Box 162, French's Mill Road
Guilderland Center, NY 12085
Phone: (518) 861-5108
Fax: (518) 861-5840

RIGHT OF WAY/EASEMENT PERMIT

I, We FRANCIS P + JENNIFER R FLYNN, are the owners of property (the "Property Owners") located at 3695-3697 CARMAN RD in Guilderland, New York (the "Property").

I/We request permission to place or install the following items (the "Permitted Items") in the Town Right of Way or Easement at the Property:

- SPRINKLER SYSTEM/HEADS
- FENCING/STONE WALLS/POSTS/DEFLECTORS
- TREES/SHRUBS/LANDSCAPING
- SHEDS
- OTHER (be specific in description)
10'x20' PRE-FAB (MOVABLE) STORAGE BARN

I/We acknowledge that any Permitted Items are placed at owner's sole risk and expense.

I/We acknowledge the responsibility to provide proof that all workers involved in placing or installing Permitted Items have Workers' Compensation Insurance.

I/We acknowledge that the Town of Guilderland, its departments and employees (the "Town") will NOT repair, maintain or replace any Permitted Items and will NOT reimburse Property Owners for any costs or expenses for any damage to Permitted Items.

I/We acknowledge that the Town reserves the right, without providing notice to the Property Owners, to remove, relocate, or alter any permitted items, including but not limited to, sprinkler heads and system, fencing (visible and invisible), stonewalls, landscaping, and/or structure, from the Town Right of Way or Easement.

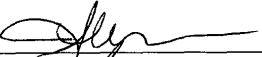
I/We assume FULL RESPONSIBILITY AND COST for any damage to items in the Town Right of Way or Easement, and hold harmless the Town and expressly waive any claim for damages against the Town.



Signature of Property Owner

Date: 5/1/21

Phone number: 914 388 4900



Signature of Property Owner

Date: 5/1/21

Phone number: 845 706-1089

PERMIT FOR THE PERMITTED ITEMS IS APPROVED or DENIED

By: _____
Town of Guilderland Highway Department

Date: _____

**TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4836

Request of Francis Flvnn for a Variance of the regulations under the Zoning Law to permit: the installation of a shed in a side yard.

Per Articles IV & V Sections 280-24 & 280-51 respectively


For property owned by Francis Flvnn

Situated as follows: 3695-3697 Carman Road Schenectady, NY 12303

Tax Map # 27.15-1-84.2 Zoned: R15

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on the 2nd of June, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 885 3700 5762 using passcode 796044 to participate in the public comment period.

Dated: May 26, 2021



Jacqueline M. Coons
Chief Building & Zoning Inspector

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
013089	27.14-1-43	Jorge I Plata	1800 Whispering Pines Way,Schenectady, NY 12303
013089	27.14-1-44	Paul Todd Burge	604 Derzee Ct,Delmar, NY 12054
013089	27.14-2-10	Kenneth M Klapp	3025 Valley Pine Dr,Schenectady, NY 12303
013089	27.14-2-11	Western Turnpike Rescue	P.O. Box 339,Guilderland, NY 12084
013089	27.14-2-12	Carol A Boccardi	20 Cliffside Dr,Saratoga Springs, NY 12866
013089	27.14-3-1	Kemper Building Group Inc Attn: Town of Guilderland	P.O. Box 339,Guilderland, NY 12084-0339
013089	27.14-3-2	Edward J Burnash	101 Pheasant Walk,Schenectady, NY 12303
013089	27.14-3-3	Andrew F McKenzie	103 Pheasant Walk,Schenectady, NY 12303
013089	27.14-3-4	Shou Bang Jian	105 Pheasant Walk,Schenectady, NY 12303
013089	27.14-3-16	Stephan Keohan	104 Pheasant Walk,Schenectady, NY 12303
013089	27.15-1-28	Tammy L Westendorf	615 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-29	Shaikh Aman	617 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-30	Shaun P Johnson	619 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-31	Julia K Urig	621 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-57	Ted G Pangman	628 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-58	Ryan M Lasch	626 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-59	Anthony E & Joyce B Gregory Living Trust	624 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-60	Joshua T Donovan	622 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-61	John Isopo	579 Pearse Rd,Niskayuna, NY 12309
013089	27.15-1-62	Laura A Warner	620 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-63	Barbara D Tucker	618 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-64	Walter K Cogswell Jr	616 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-65	Alicia Bailey	614 Via Ponderosa,Schenectady, NY 12303
013089	27.15-1-81	Allison Judith Santorelli Robert A &	5004 Western Tpke,Altamont, NY 12009
013089	27.15-1-82	Theodore J Chludzinski	3677 Carman Rd,Schenectady, NY 12303
013089	27.15-1-83	LARAPA LLC	3724 Carman Rd,Schenectady, NY 12303
013089	27.15-1-84.1	Mary E Jennings	214 Featherwood Ct,Schenectady, NY 12303
013089	27.15-1-84.2	Francis P Flynn	3693 Carman Rd,Schenectady, NY 12303
013089	27.15-1-80.2	Charles Geyer	3671 Carman Rd,Schenectady, NY 12303
013089	27.15-1-51.1	Guilderland Town of	P.O. Box 339,Guilderland, NY 12084
013089	27.15-1-51.5	M A Schafer Construction Inc	4928 Western Tpke,Altamont, NY 12009
013089	27.15-1-51.2	Bruce Atkins	806 Rainbow Dr,Schenectady, NY 12303
013089	27.15-1-51.3	Christian Saines	808 Rainbow Dr,Schenectady, NY 12303
013089	27.15-1-51.4	M A Schafer Construction Inc	4928 Western Tpke,Altamont, NY 12009
013089	27.15-1-51.6	M A Schafer Construction Inc	4928 Western Tpke,Altamont, NY 12009

Carman Rd

4835

pdcc
5/20/21

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50 ✓
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>James Saburro</u>	Owner: <u>James Saburro</u>	
Address: <u>5138 Foxwood Dr</u>	Location: <u>5138 Foxwood Dr</u>	
<u>Schenectady</u> Zip: <u>12303</u>	Tax Map #: <u>15.19-44</u>	
Daytime Phone #: <u>(518) 598-3614</u>	Zoning: <u>R15</u>	
Date: <u>5-18-21</u>	Acreage: <u>.36</u>	
<u>saburroj608@gmail.com</u>		

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

**To Zoning Administrative Officer
Of the Town of Guilderland**

Date: 5-18-21

**To the Zoning Board of Appeals
Of the Town of Guilderland**

I, James Saburro of 5138 Foxwood Dr
hereby appeal from the decision of the Zoning Administration Officer on my application for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 5138 Foxwood Dr Zoning: R15
Schenectady, NY 12303

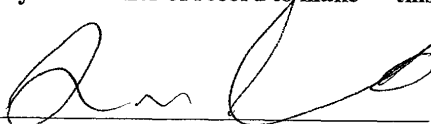
We want a safety/privacy fence.

Fence for a corner lot

* 4. Variance to the Zoning Ordinance is requested for:
Owning a safety/privacy fence

* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.



Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

It is not uncommon for properties in our neighborhood to have a privacy fence on a corner lot property.

- 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;

NOT significant. owners of the property are requesting this variance in order to utilize more of our property, secure our backyard and provide safety for our children and dog. In addition providing privacy.

- 3) Whether the requested area variance is substantial;

for the safety security and protection against cars and motorists being on a corner lot

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

NOT significant. Multiple corner lot properties in our neighborhood have privacy fences on their corner lots.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

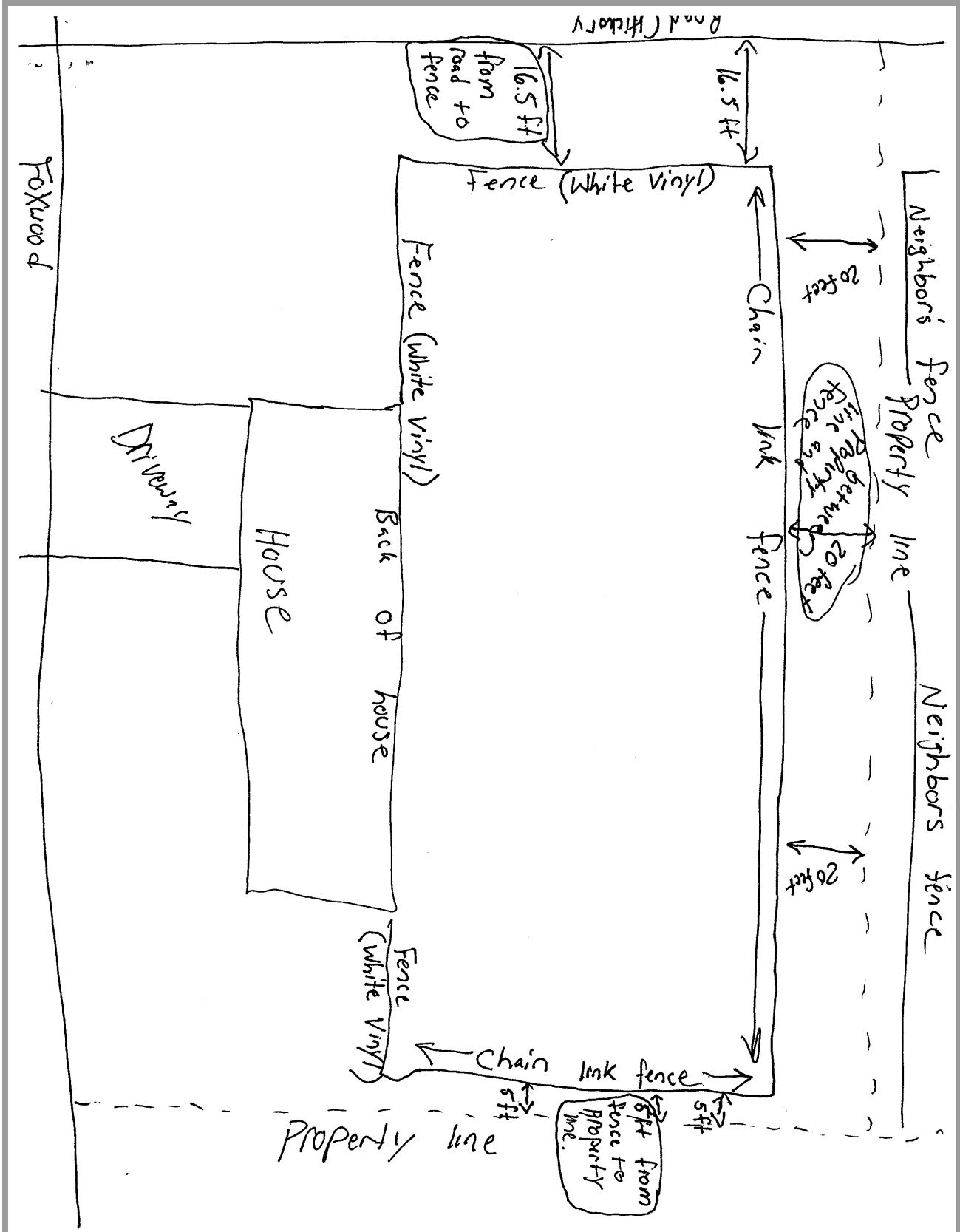
NOT significant. once again we are applying for this variance to utilize more of our yard, protect our children and dog and enjoy our entire property safely and securely.

Project Narrative:

We the owners of 5138 Foxwood Drive, amy & James Saburro, are applying asking for a variance to install a privacy/safety fence on our property. This variance is needed because we are asking to install the fence in our back/side yard which is on a corner and is considered the second front yard of our property. This fence will provide privacy from the road, safety for our children and dog and utilization of more of our property comfortably and safely.

Thank you for ensuring the safety and well-being of our family.

Amy Saburro
James Saburro



**TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4835

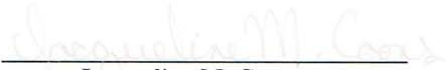
Request of James Saburro for a Variance of the regulations under the Zoning Law to permit: the installation of +/- 150lf 6ft high privaev fencing.

Per Articles IV & V Sections 280-27 & 280-51 respectively

For property owned by James Saburro
Situated as follows: 5138 Foxwood Drive Schenectadv, NY 12303
Tax Map #15.19-4-4 Zoned R15

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on the 2nd of June, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 885 3700 5762 using passcode 796044 to participate in the public comment period.

Dated: May 26, 2021



Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS
013089	15.15-2-6	Donald B Cleary	5414 Hanna Ct,Schenectady, NY 12303
013089	15.15-2-7	Joseph D Tario	5410 Hanna Ct,Schenectady, NY 12303
013089	15.15-2-8	Layla J Case	5406 Hanna Ct,Schenectady, NY 12303
013089	15.15-2-9	Diane S Keyser	5125 Foxwood Dr,Schenectady, NY 12303
013089	15.15-2-10	Aleksandr Shmuylovich	5129 Foxwood Dr,Schenectady, NY 12303
013089	15.15-2-11	Joseph A Marando	5133 Foxwood Dr,Schenectady, NY 12303
013089	15.15-2-12	Ricardo Stack	5137 Foxwood Dr,Schenectady, NY 12303
013089	15.15-2-13	Sheri A Tallman	5345 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-14	Wayne E Sickler	5349 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-15	Tiffany Honikel	5351 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-25	Deborah T Marcil	5356 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-26	Richard J DiBartolomeo	5352 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-27	Zackery Chrzanowski	5348 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-28	Craig A Wroblewski	500 Steeple Way,Schenectady, NY 12306
013089	15.15-2-29	Thomas R Hatlee	5338 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-30	Ashanta Harris	5334 Hickory Dr,Schenectady, NY 12303
013089	15.15-2-31	Richard F Baron	5330 Hickory Dr,Schenectady, NY 12303
013089	15.19-3-6	Rafael E Cubillos	5121 Foxwood Dr,Schenectady, NY 12303
013089	15.19-3-7	Anthony J Ciccone	5122 Foxwood Dr,Schenectady, NY 12303
013089	15.19-3-8	Nathen M Harp	5028 Juniper Ln,Schenectady, NY 12303
013089	15.19-3-9	Peggy Ann Spano	5024 Juniper Ln,Schenectady, NY 12303
013089	15.19-4-1	Gregory B Webb	5126 Foxwood Dr,Schenectady, NY 12303
013089	15.19-4-2	Chelsea L Morin	5130 Foxwood Dr,Schenectady, NY 12303
013089	15.19-4-3	Robert Leto	5134 Foxwood Dr,Schenectady, NY 12303
013089	15.19-4-4	James M Saburro	5138 Foxwood Dr,Schenectady, NY 12303
013089	15.19-4-5	Denis Sheehan	5217 Chestnut Dr,Schenectady, NY 12303
013089	15.19-4-6	James R Robertson	5213 Chestnut Dr,Schenectady, NY 12303
013089	15.19-4-7	Ronald D Carmello	5209 Chestnut Dr,Schenectady, NY 12303
013089	15.19-4-8	Michael Kolanach	5205 Chestnut Dr,Schenectady, NY 12303
013089	15.19-4-13	Michael Volforte	5214 Linden Ct,Schenectady, NY 12303
013089	15.19-4-14	Mark D Austin	5218 Linden Ct,Schenectady, NY 12303
013089	15.19-4-15	Sean OBrien	5222 Chestnut Dr,Schenectady, NY 12303
013089	15.19-4-16	John Ciccarelli	5317 Hickory Dr,Schenectady, NY 12303
013089	15.19-4-17	James Smith III	5313 Hickory Dr,Schenectady, NY 12303
013089	15.20-3-1	Jeffrey M Fox	5326 Hickory Dr,Schenectady, NY 12303
013089	15.20-3-2	Michael Zimbal	5322 Hickory Dr,Schenectady, NY 12303
013089	15.20-3-3	Ronald J Emerick	5318 Hickory Dr,Schenectady, NY 12303
013089	15.20-3-4	Christopher J Wilkes	5314 Hickory Dr,Schenectady, NY 12303

Foxwood Dr

41834

pcl Cash
R#9301
5/13/21

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50 ✓
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>Jiadong Weng</u>		Owner: <u>Jiadong Weng</u>
Address: <u>241 Woodfield Dr</u>		Location: <u>241 Woodfield Dr</u>
<u>Schenectady NY</u> Zip: <u>12306</u>		Tax Map #: <u>27.08-2-72</u>
Daytime Phone #: <u>3473691176</u>		Zoning: <u>R030</u>
Date: <u>5/13/21</u>		Acreage: <u>0.38 Acre</u>

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

To Zoning Administrative Officer
Of the Town of Guilderland

Date: 5/13/21

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Jiadong Weng of 241 Woodfield Dr Schenectady NY
hereby appeal from the decision of the Zoning Administration Officer on my application
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- () An interpretation of the Zoning Ordinance or Zoning Map
- () A Special Use Permit under the Zoning Ordinance or Zoning Map
- (x) A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 241 Woodfield Dr, Schenectady NY Zoning: R030

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for:

The fence should surround the whole properties of my backyard except the side with my neighborhood's house since that there is already a fence set up.

* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.



Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The variance does not affect the character of the neighborhood and it should not be a detriment to nearby properties.

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;

The benefit can only be achieved by allowing a variance. My property is on the corner of Woodfield Dr and E. Lydius St. There is a lot of traffic on E. Lydius St, which makes it extremely noisy. It is also dangerous for kids to play in the backyard.

3) Whether the requested area variance is substantial;

The request is not believed to be substantial. We are requesting approval to build a fence only directly behind our property and on the side facing the road.

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

It should not have any physical or environment impact/effect on the neighborhood or district.

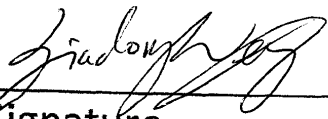
5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance;

This difficulty was not self-created. E. Lydius has a lot of traffic, my backyard is facing the E. Lydius St.

PROJECT NARRATIVE

Please describe the reasons which necessitate the need for a variance including a brief detailed description of the project:

There is a lot of traffic on the corner of E Lydius st and Woodfield Dr. where my house is located making it extremely noisy, so therefore I would want a fence surrounding the whole property of my backyard.



Signature

5/13/21
Date

TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4834

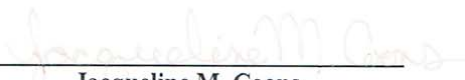
Request of Jiadong Weng for a Variance of the regulations under the Zoning Law to permit: the installation of +/- 150lf 6ft high privacy fencing in a front vard.

Per Articles IV & V Sections 280-27 & 280-51 respectively

For property owned by Jiadong Weng
Situated as follows: 241 Woodsfield Drive Schenectady, NY 12303
Tax Map #27.08-2-72 Zoned RO30

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals>. Said hearing will take place on the 2nd of June, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 885 3700 5762 using passcode 796044 to participate in the public comment period.

Dated: May 26, 2021



Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	27.08-2-60	Brian M Wilber	214 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-61	JKM Builders LLC	276 Gordinier Rd,Delanson, NY 12053	
013089	27.08-2-62	Erwin Tio	222 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-63	Terrance N Pratt	228 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-64	John Schiermeyer	234 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-65	Anthony Lawyer	238 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-66	Brian T Dalton	221 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-67	Richard P McMahon	225 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-68	William Raible Jr	229 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-69	Adam J Wolf	233 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-70	Guilderland Town of	P.O. Box 339,Guilderland, NY 12084-0339	
013089	27.08-2-71	Joseph C Biski	237 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-72	Jiadong Weng	241 Woodsfield Dr,Schenectady, NY 12303	
013089	27.08-2-73	Matthew Joseph Robbins	3376 E Lydius St,Schenectady, NY 12303	

Woodsfield Dr.

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>Doug Forman</u>	Owner: <u>Doug Forman</u>	
Address: <u>1 Sadie Lane</u>	Location: <u>1 Sadie Lane, Guilderland</u>	
<u>Guilderland</u> Zip: <u>12084</u>	Tax Map #: <u>40.00-1-10</u>	
Daytime Phone #: <u>518-269-5966</u>	Zoning: <u>Residential</u>	
Date: <u>5/5/2021</u>	Acreage: <u>.89 acre</u>	

TO BE SUBMITTED:

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
 - side setback
 - front and rear setbacks
 - all existing buildings
 - location of proposed construction
 - total size of parcel
 - all topographic elevations necessary to show proposed variance

OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

To Zoning Administrative Officer _____ **Date:** 5/5/2021
Of the Town of Guilderland

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Doug Forman of 1 Sadie Lane
hereby appeal from the decision of the Zoning Administration Officer on my application for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property
Address: 1 Sadie Lane Zoning: Residential

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for:
Addition of two car garage adjacent to current garage

*** Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

Signature of applicant

AREA VARIANCE CONDITIONS

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

The addition will visually match the current house as closely as possible, and still provides ample space between neighbors, utilities and Sadie Lane (Private road).

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;

It would be prohibitively expensive, not as functional and unsightly to change its position away from the current garage. Other design alternatives were carefully evaluated before settling on the proposed plan.

3) Whether the requested area variance is substantial;

The variance as requested is quite minimal. A triangle shape of an estimated 70sq ft of the garage addition would overlap with the house's 15ft side yard setback. At its max point, the garage would still be an estimated 9' from the utilities easement around Sadie Lane Road (verified by Todd Sebast at the Water Dept).

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

We do have federal wetlands in the area of my home, but we are an estimated 16' from the wetlands setback at the proposed garage's closest point. During construction we will take care not to disturb any areas near the wetlands setback.

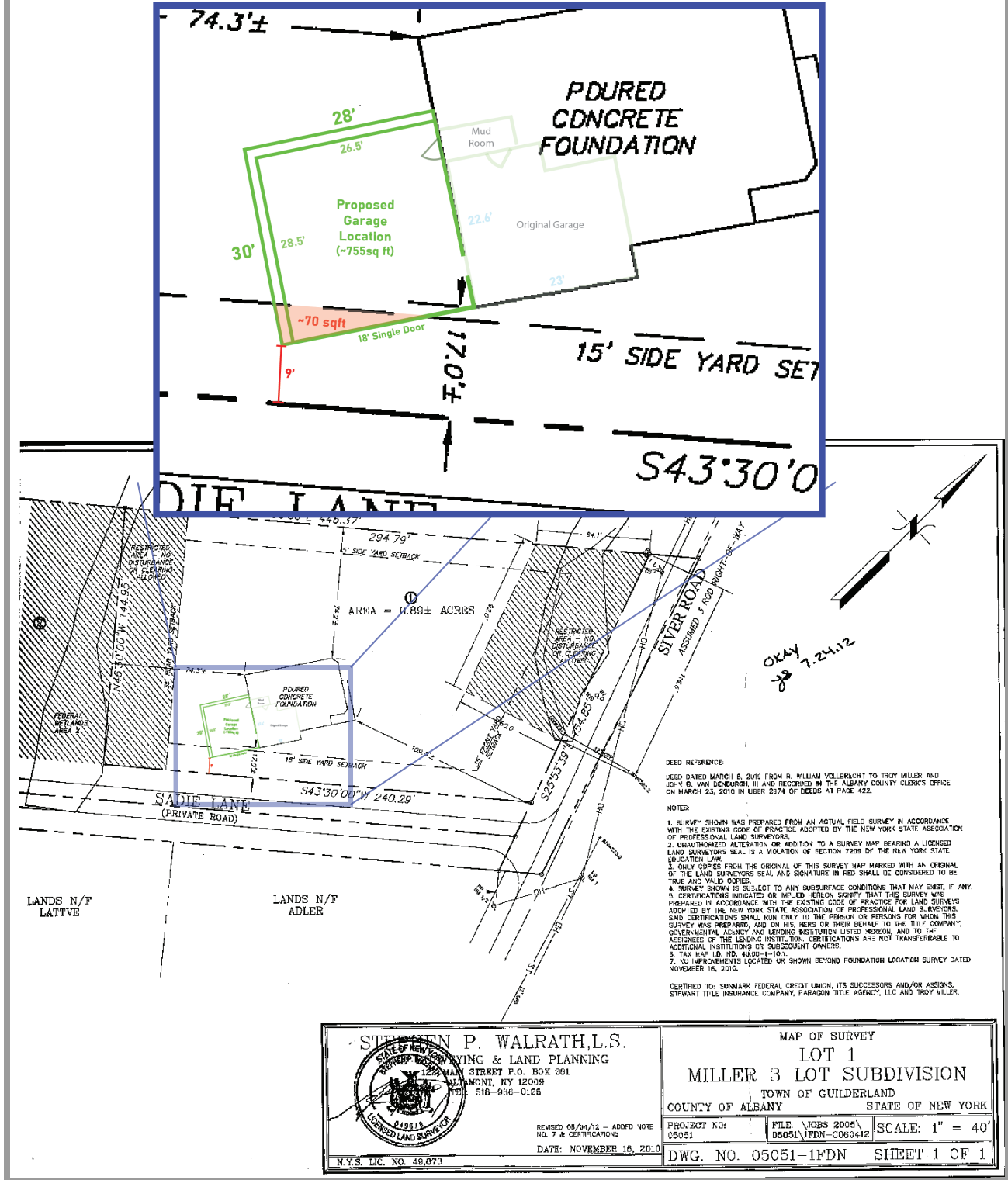
5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

We could not figure out any other way to fit in a two car garage on our property that would: connect to the home in a logical and functional way, not be prohibitively expensive, or would not disrupt the look of our neighboring properties.

These pictures show the proposed location of the garage addition. The bright green lines show where the new garage will abut to the existing house. We are still in the roof planning stage, and it we may just use a shed type roof instead of a gable to facilitate integration with the existing roof. We are pushing the garage back as far as we can - to the exposed cement near the basement level windows. We are minimizing the width as the elevation change will require a decent amount of fill due to the grade change.



The proposed garage addition is shown here in green. The shaded red area is the area of the garage that would overlap the 15' side yard setback. The new garage would abut to the existing garage on the right. Unfortunately, the original structure is not parallel with the setback which is largely the reason for the request of the variance. It would be difficult to avoid the setback without additional expense and an unsightly fascia and roof line.



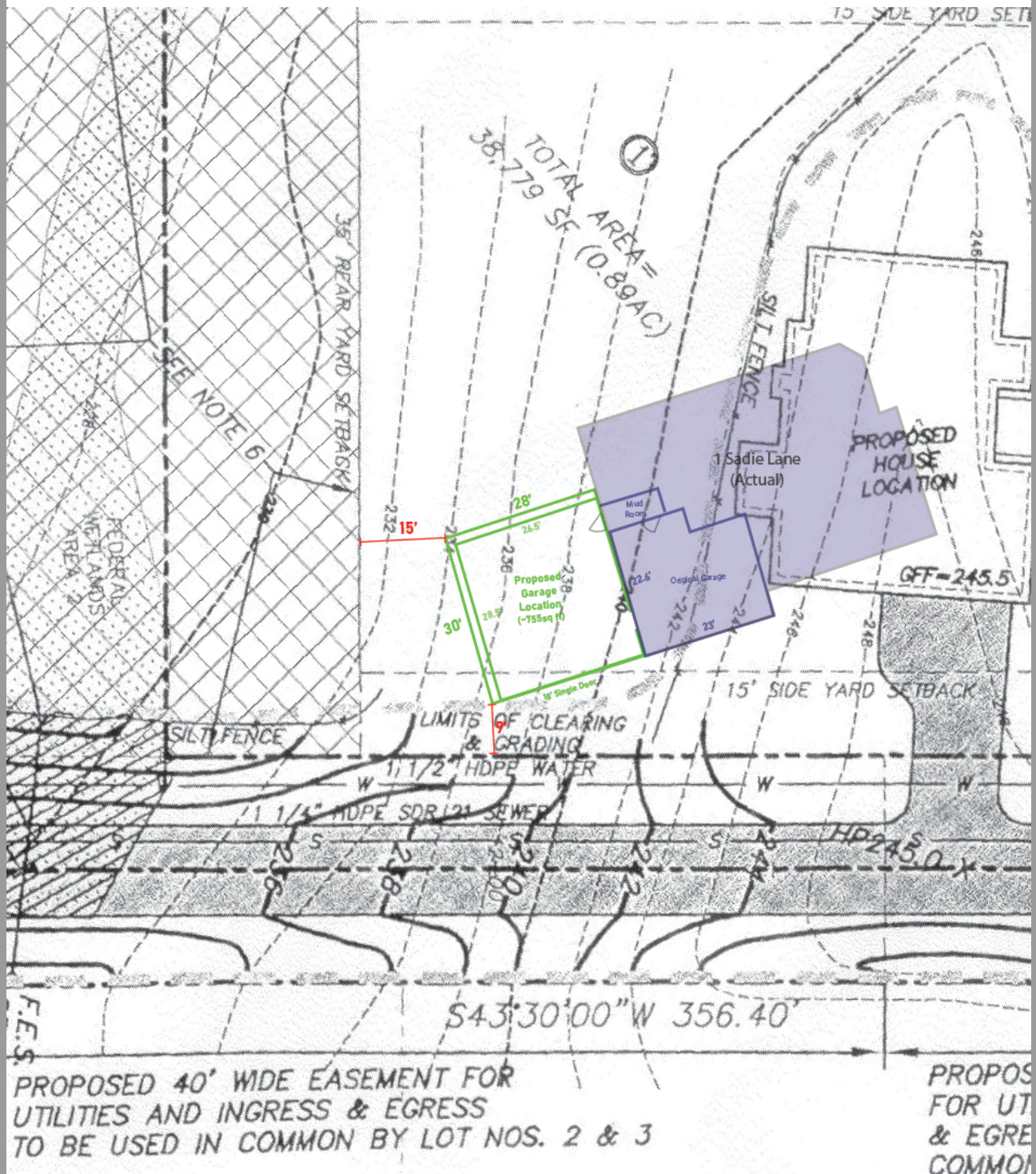
DEED REFERENCE
 DEED DATED MARCH 8, 2011 FROM R. WILLIAM VOLBERGENT TO TROY MILLER AND JOHN B. VAN GEMBURGH, III AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON MARCH 23, 2010 IN LIBER 2874 OF DEEDS AT PAGE 422.

NOTES:
 1. SURVEY SHOWN WAS PREPARED FROM AN ACTUAL FIELD SURVEY IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
 2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE LOCATION LAW.
 3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
 4. SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.
 5. CERTIFICATIONS INDICATED OR IMPLIED HEREON SURVEY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS, HER(S) OR THEIR BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 6. TAX MAP I.D. NO. 4000-1-10-1.
 7. NO IMPROVEMENTS LOCATED OR SHOWN BEYOND FOUNDATION LOCATION SURVEY DATED NOVEMBER 16, 2010.

CERTIFIED TO: SUNAMK FEDERAL CREDIT UNION, ITS SUCCESSORS AND/OR ASSIGNS, STUART TITLE INSURANCE COMPANY, PARAGON TITLE AGENCY, LLC AND TROY MILLER.

	MAP OF SURVEY LOT 1 MILLER 3 LOT SUBDIVISION TOWN OF GUILDERLAND COUNTY OF ALBANY STATE OF NEW YORK		
	PROJECT NO: 05051	FILE: \JOBS 2005\ 05051\FDN-0080412	SCALE: 1" = 40' DWG. NO. 05051-1\FDN SHEET 1 OF 1
REVISED 06/24/12 - ADD'D NOTE NO. 7 & CERTIFICATIONS DATE: NOVEMBER 16, 2010			

The proposed garage addition is shown here in green (current house is purple - original proposed location on this water map is incorrect). Setbacks from wetlands is 15' and town utilities easement is 9' (which is roughly 15' from the HDPE water line going west to 2 Sadie Lane).



This is a neighborhood map. "X" marks the spot for the garage. Sadie Lane is a private road with two other residences. I have already made sure my nearest neighbors would not have an objection to a garage addition in the proposed location and its proximity to Sadie Lane.



**TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4833


Request of Doug Forman for a Variance of the regulations under the Zoning Law to permit: the expansion of an attached garage into a side yard setback.

Per Articles IV & V Sections 280-24 and 280-51 respectively

For property owned by Doug Forman
Situated as follows: 1 Sadie Lane Guilderland NY 12084
Tax Map # 40.00-1-10 Zoned R15

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on the 2nd of June, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 885 3700 5762 using passcode 796044 to participate in the public comment period.

Dated: May 26, 2021


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	40.00-1-5	Jose Perez	1109 Siver Rd,Guilderland, NY	12084
013089	40.00-1-6	Ann Slattery	1105 Siver Rd,Guilderland, NY	12084
013089	40.00-1-7	Frances M Ihle	1101 Siver Rd,Guilderland, NY	12084
013089	40.00-1-8	Joseph A Shanks	1097 Siver Rd,Guilderland, NY	12084
013089	40.00-1-15.2	Pamela G Stewart	1100 Siver Rd,Guilderland, NY	12084-3812
013089	40.13-1-41	Nina Zanetti	76 Willow St,Guilderland, NY	12084-1824
013089	40.13-1-42	Cheryl L VanWie	74 Willow St,Guilderland, NY	12084
013089	40.13-1-43	Joseph C Ross	72 Willow St,Guilderland, NY	12084
013089	40.13-1-44.1	Christopher A Cox	68 Willow St,Guilderland, NY	12084
013089	40.13-1-44.2	Diane N Swanson	70 Willow St,Guilderland, NY	12084
013089	40.13-1-45	Judith A Dean	66 Willow St,Guilderland, NY	12084
013089	40.13-1-46	Karen L Marsh	64 Willow St,Guilderland, NY	12084
013089	40.13-1-47	Melissa L Marston	1093 Siver Rd,Guilderland, NY	12084
013089	40.13-2-13	James A Stott	65 Willow St,Guilderland, NY	12084
013089	40.13-2-14	Michael D Calhoun	53 Willow St,Guilderland, NY	12084
013089	40.13-2-15	Michael D Calhoun	53 Willow St,Guilderland, NY	12084
013089	40.13-3-1.1	Kimberly A Irwin	62 Willow St,Guilderland, NY	12084
013089	40.13-3-1.2	Robert R LaHue	60 Willow St,Guilderland, NY	12084
013089	40.13-3-2.1	Stephen H Clarke	52 Willow St,Guilderland, NY	12084
013089	40.13-3-2.2	Stephen H Clarke	52 Willow St,Guilderland, NY	12084
013089	40.13-3-3	Dillon C Engelmann	50 Willow St,Guilderland, NY	12084
013089	40.13-3-4	Erin Neiles	48 Willow St,Guilderland, NY	12084
013089	40.13-3-29	Albert W Ebert Jr	42 Hamilton St,Guilderland, NY	12084
013089	40.00-1-10.1	Douglas Forman	1 Sadie Ln,Guilderland, NY	12084
013089	40.00-1-10.2	Brian D Jonas	2 Sadie Ln,Guilderland, NY	12084
013089	40.00-1-10.3	John B VanDenburgh III	3 Sadie Ln,Guilderland, NY	12084

Sadie Ln.

TOWN OF GUILDERLAND CHECKLIST FOR SPECIAL USE PERMIT

RETURN TO:
ZONING ADMINISTRATOR
PO BOX 339
GUILDERLAND, NY 12084
(518) 356-1980

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$75
(payable at time of submittal
to Town of Guilderland)

APPLICANT INFORMATION:
Name: _____
Address: _____
_____ Zip: _____
Daytime Phone #: _____
Date: _____

PROPERTY INFORMATION:
Owner: _____
Location: _____
Tax Map #: _____
Zoning: _____
Acreage: _____

TO BE SUBMITTED:

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

OTHER AGENCY APPROVALS AS REQUIRED:

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2044
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer
Of the Town of Guilderland

Date: _____

To the Zoning Board of Appeals
Of the Town of Guilderland

I, _____ of _____
hereby appeal from the decision of the Zoning Administration Officer on my application for
zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property
Address: _____ Zoning: _____

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:

* 4. Variance to the Zoning Ordinance is requested for:

*** Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

Michael Lossia

Signature of applicant

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input type="checkbox"/> Yes <input type="checkbox"/> No

b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? _____	
b. What police or other public protection forces serve the project site? _____	
c. Which fire protection and emergency medical services serve the project site? _____	
d. What parks serve the project site? _____	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action? _____ acres	
b. Total acreage to be physically disturbed? _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
i. Total anticipated water usage/demand per day: _____ gallons/day
ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:
 • Name of district or service area: _____
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No
iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
i. Total anticipated liquid waste generation per day: _____ gallons/day
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:
 • Name of wastewater treatment plant to be used: _____
 • Name of district: _____
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>	<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____

e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

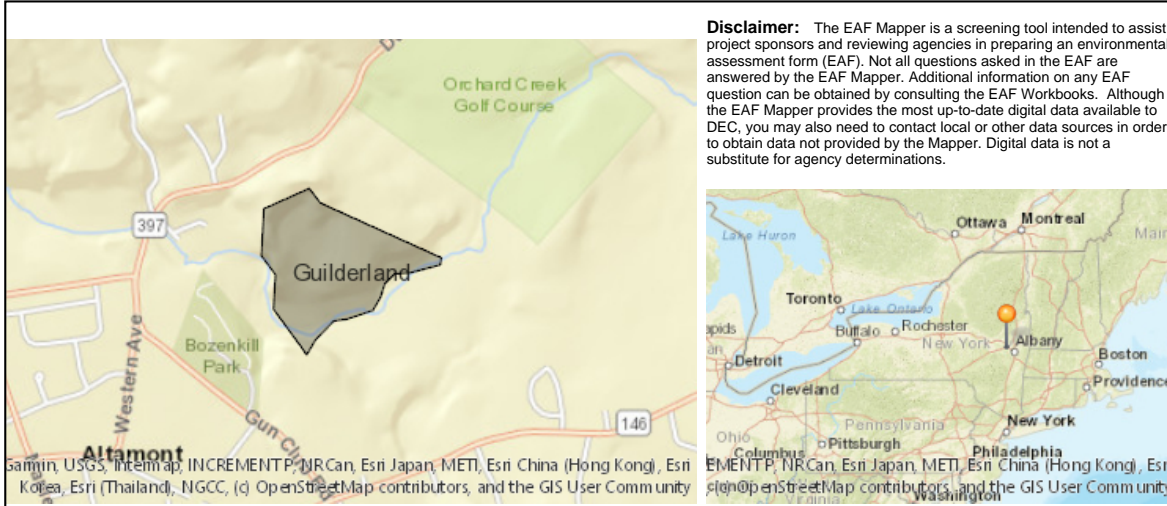
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature Joe Hens _____ Title _____

EAF Mapper Summary Report

Monday, November 9, 2020 12:12 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-668, 863-677
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ALBA003
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



Project Narrative
6580 Dunnsville Road Solar Project

November 9, 2020

The Helios Guilderland Solar Project is located at 6580 Dunnsville Road (±56.7 Acres), Guilderland, Albany County, New York. The proposed solar farm is on the east side of Dunnsville Road in the Town of Guilderland, County of Albany, New York. The parcel is currently owned by Altamont Orchards Realty, LLC and is identified by Tax Map ID numbers. 37-2-4.

The property is zoned by the Town of Guilderland as Rural Agriculture (RA3). Solar is an allowable use within the RA3 zone by special use permit. The site plan layout is consistent and compliant with the guidelines and requirements of the RA3 zone and supplemental solar regulations.

The existing site condition is characterized as agricultural, consisting of primarily of an old agricultural orchard. Existing access is provided by a driveway with an easement over the adjacent Muia property. Several federal wetlands are present on site and are flagged as shown on the site plan. However, no direct wetland impacts are anticipated or proposed as part of this application. Solar racking on metal posts has been determined not to require a permit by the US Army Corps of Engineers.

Helios Energy New York 13 LLC plans to install a 5-Megawatt solar array system to provide green energy to the capital district region. Further, this project will be part of the NYS green initiative to have 50% clean energy by 2030. The project proposes the clearing of approximately 38 acres of orchard trees. The project will not generate traffic or trash and will not require parking, storage, water or sanitary sewer utility services. There are steep slopes present on-site, along the Bozen Kill to the south-east of the property.

During construction, equipment deliveries are expected to deliver the panel racking systems and solar panels for installation. The panels will be mounted using a stake driven post system to support the tracking panels and will be enclosed within a security fixed knot woven wire fence with locked gates. A native pollinator meadow seed mixture will be applied beneath the panels to limit seasonal mowing to approximately 2- 4 times a year. Time of construction is planned to be in conformance with the code and shall start at 7:00 am and end at 6:00 pm. After construction is completed the unmanned solar array will not experience daily traffic and noise levels will return to the existing background level. Energy will be produced and transported by underground cables and aerial poles to the interconnection point at Dunnsville Road as shown on the site plan.

Ingalls & Associates, LLP
consulting, civil & environmental engineering

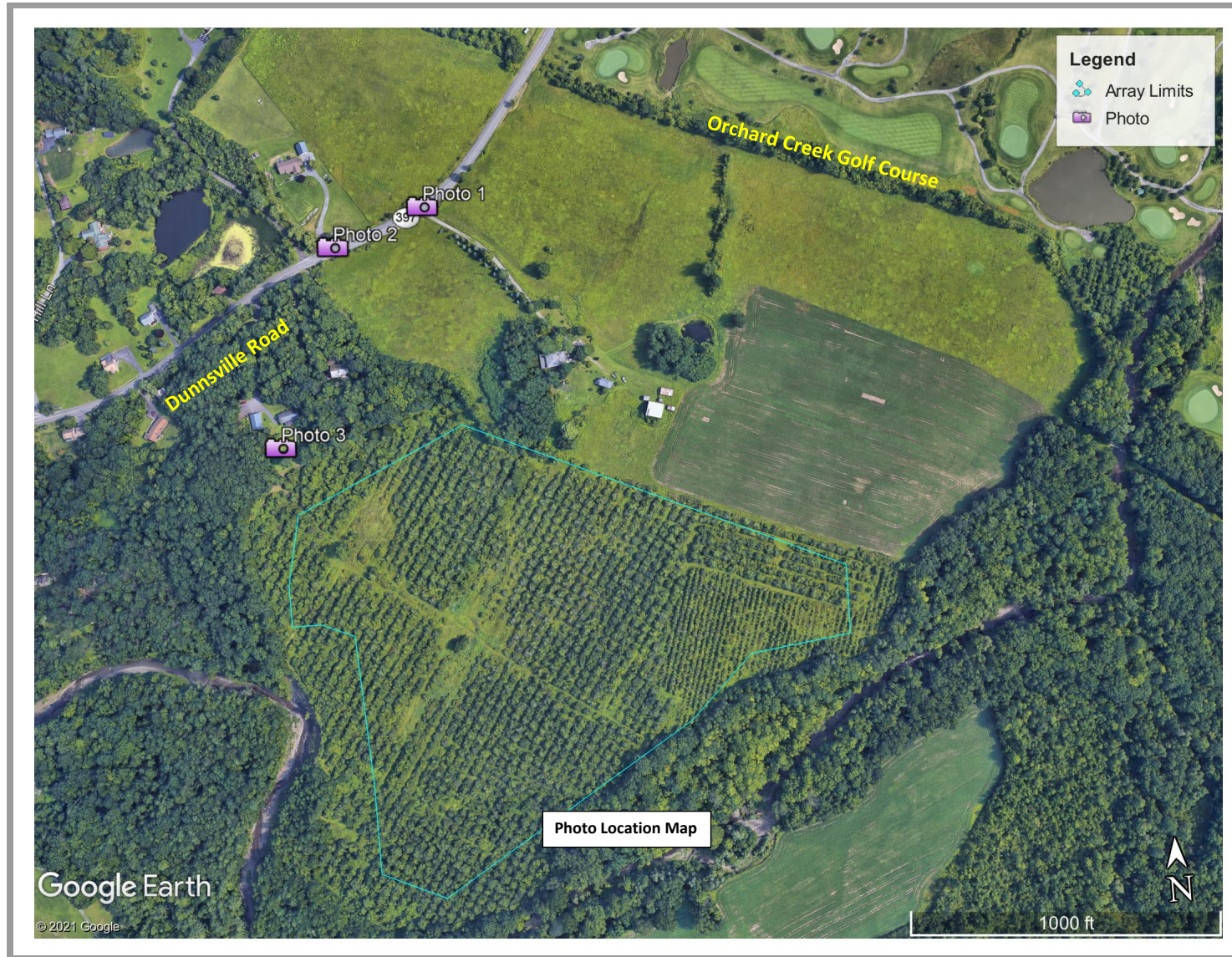




Photo 1 Existing



Photo 1 with Year 1 Poles and Screening

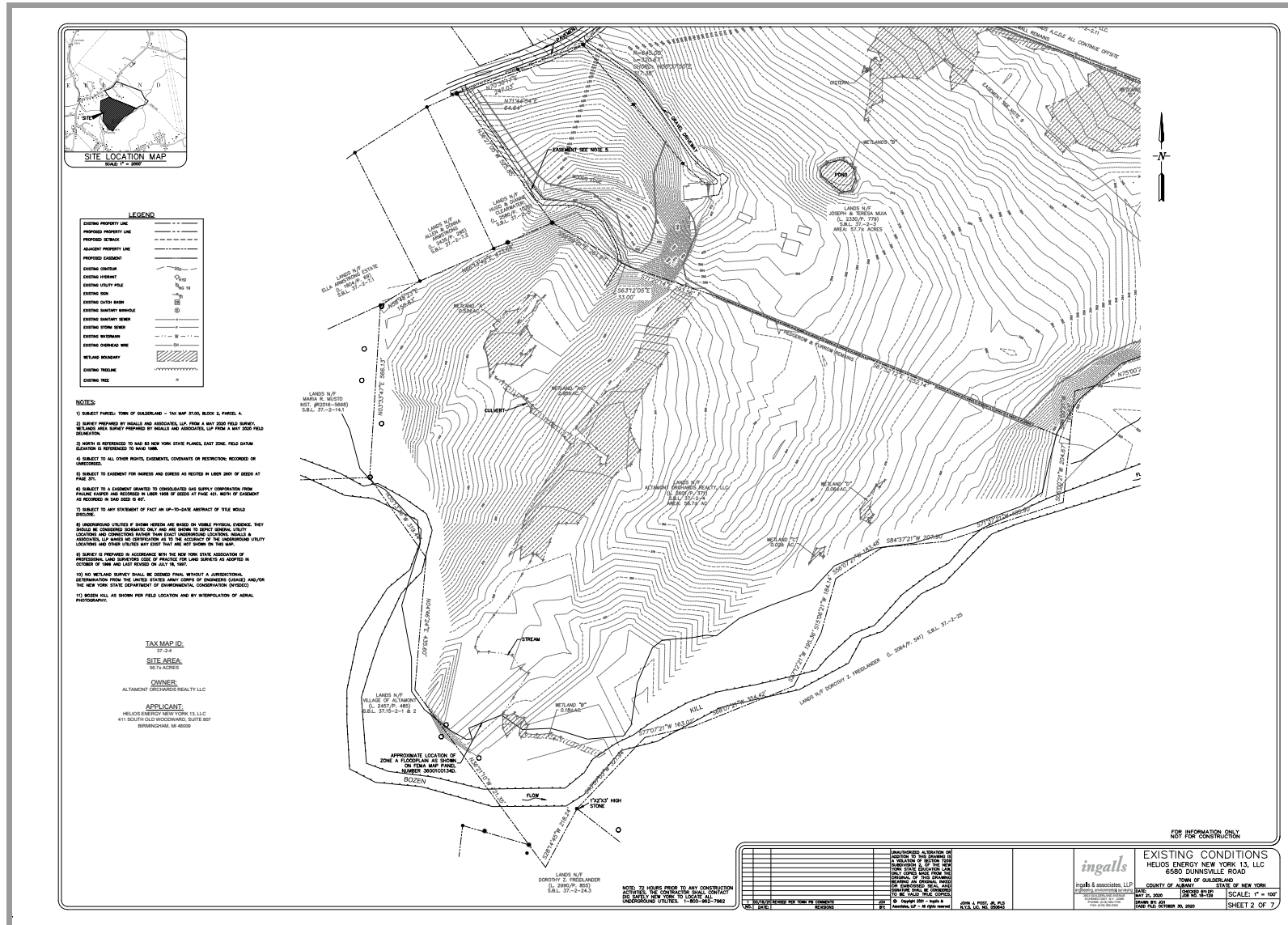


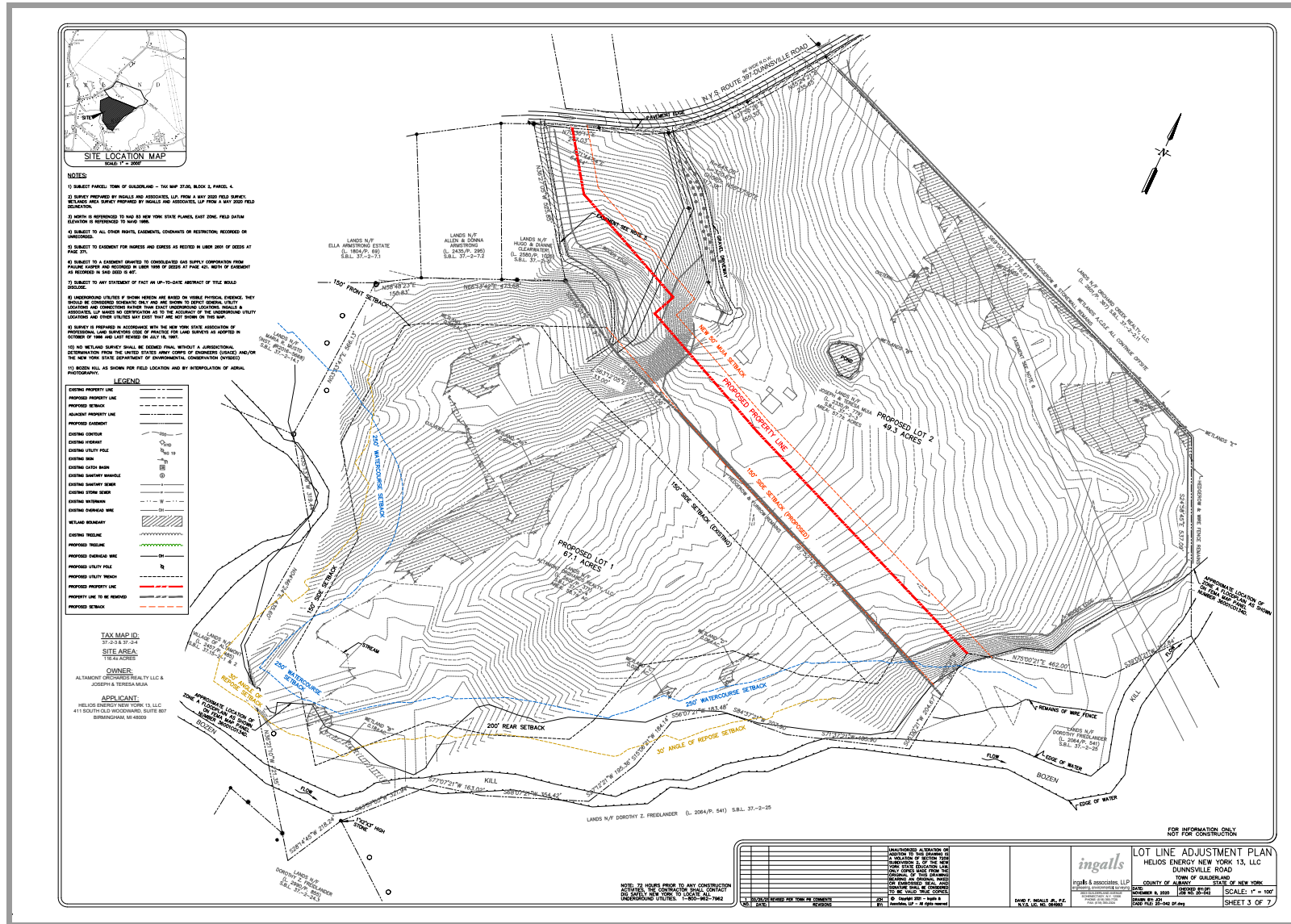


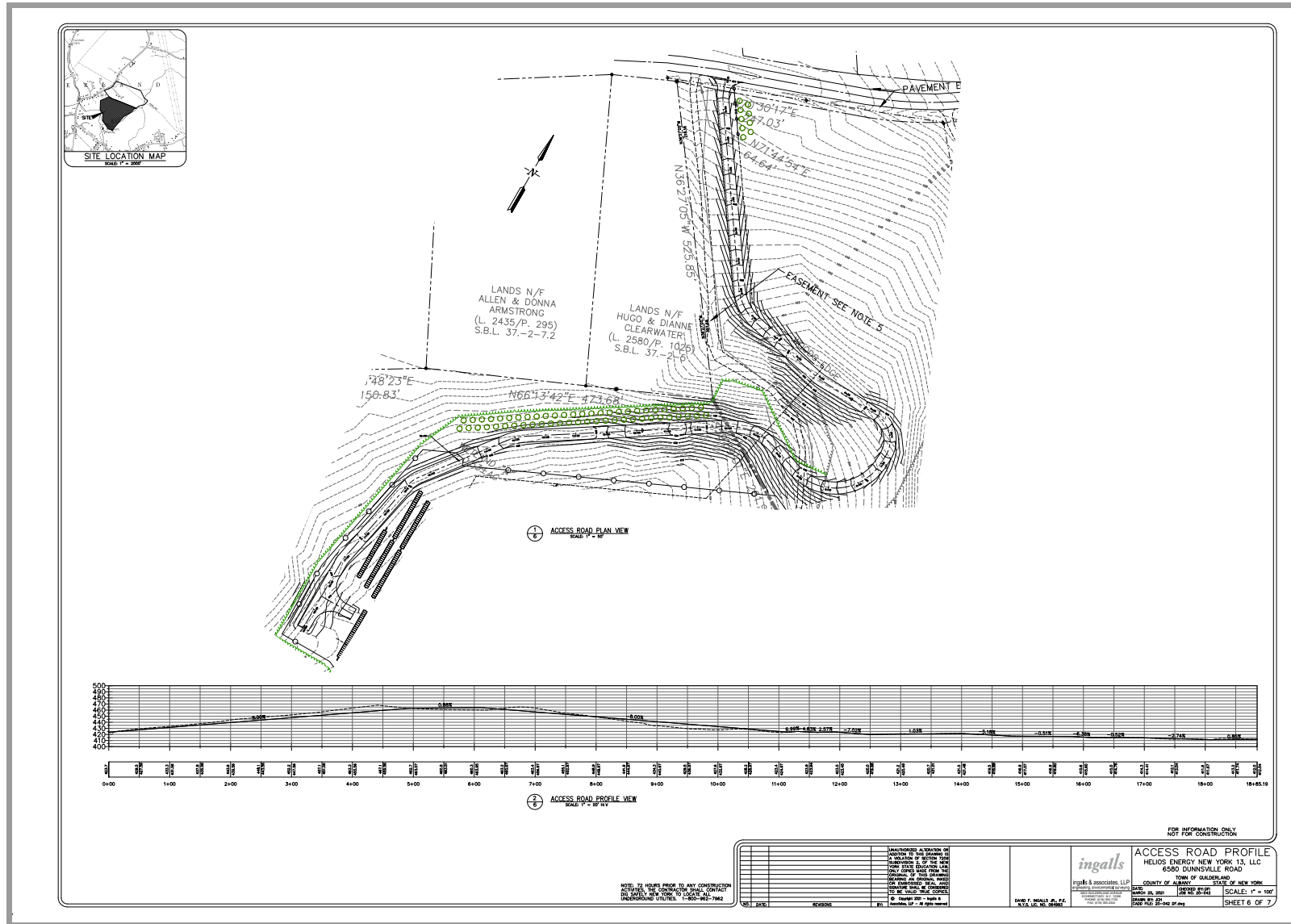


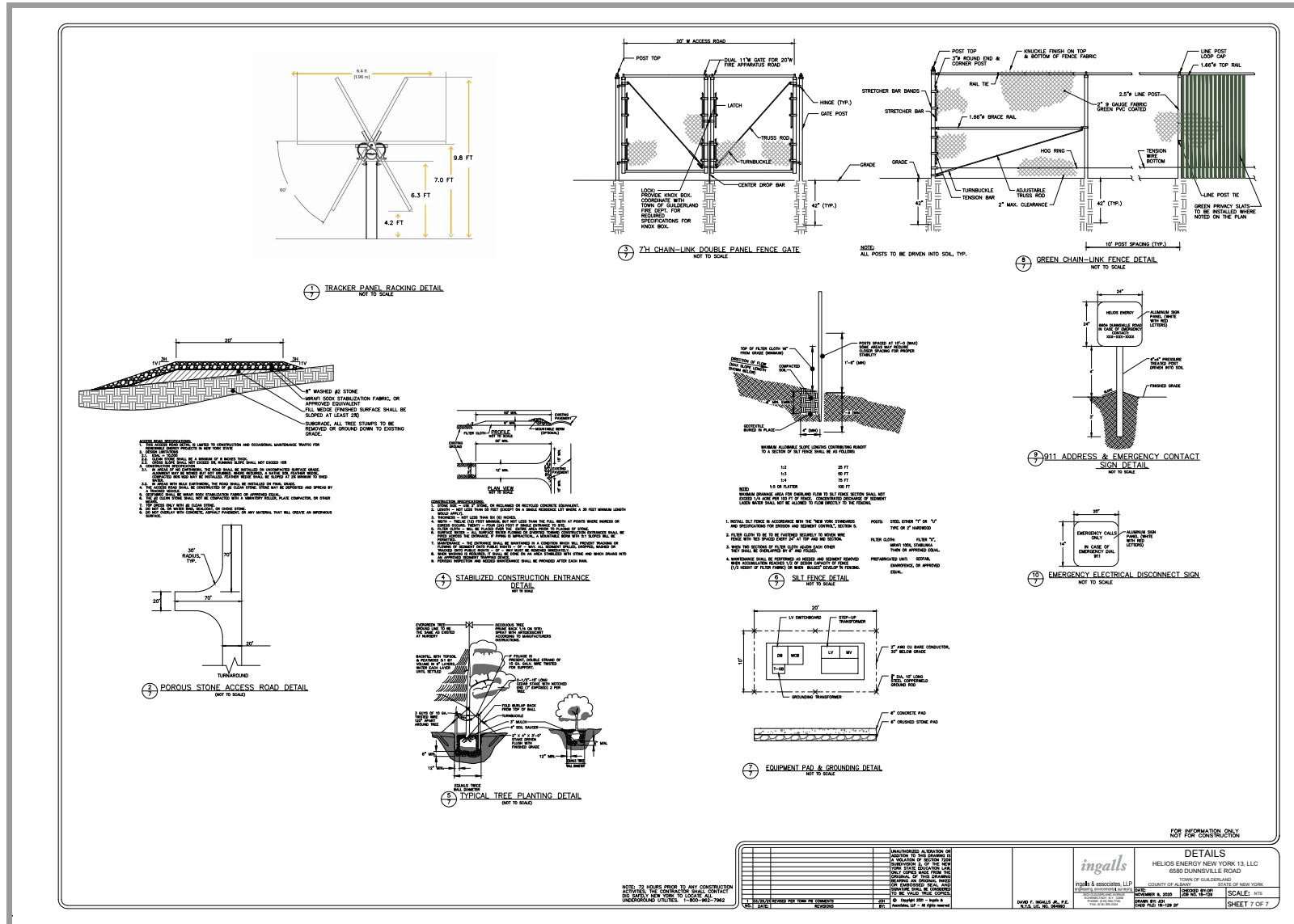












Acoustic Test Protocol for SUN2000HA String Inverter



HUAWEI

Huawei Technologies Co., Ltd.

Version	Author	Date	Details
01	Huawei	04/17/2018	

The information in this document may contain predictive statements including, without limitation, statements regarding the future financial and operating results, future product portfolio, new technology, etc. There are a number of factors that could cause actual results and developments to differ materially from those expressed or implied in the predictive statements. Therefore, such information is provided for reference purpose only and constitutes neither an offer nor an acceptance. Huawei may change the information at any time without notice.

Acoustic Test Protocol

1. Test Description and Procedure

1.1 Test Standard

1. All the acoustic tests are compliance with IEC60721-3-4 4K4H Environment Test Report.
2. Tested Sample: 10 pcs of inverter

2.2 Test Procedure

1. Put the sample in the center of the hemi-anechoic room.
2. The locations of microphones are lay as the following figure

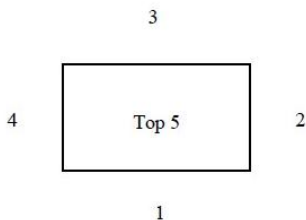


Figure 1 the locations of microphones

3. Measure the background noise.
4. Power on the EUT, then adjust fan speed.
5. Record the data of the measurement points, and then calculate the sound power level. $D=1m$

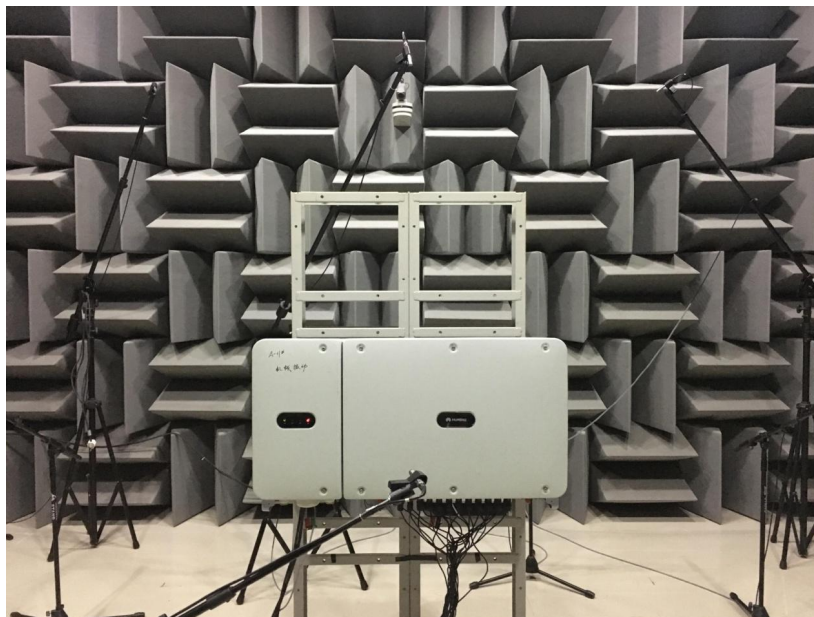


Figure 1 photograph of acoustic test

2.3 Test Data

Sound pressure level produced by the EUT while the rotational speed of air moving devices within the EUT under test is set to the speed the devices would run at when the EUT is operating in an ambient temperature equal to full speed.

1. Record acoustic data table

Test Item	Measurement point	Sound Pressure Level, dB(A)
Acoustic test	1	
	2	
	3	
	4	
	5	
Background noise		20.1
Qualification criterion		≤ 65
Expanded uncertainty		U=0.9dB(A), k=2

2.4 Test Result

Take one of the samples as an example, the measured acoustic datatable is as below

Inverter Operation Condition	Results from five different located microphones				
	1	2	3	4	5
Load=5%*Pn (5kW)	23.7	23.1	39	34.7	29
	22.4	22.3	38.7	35.1	28.3
Load=100%*Pn (100kW)	36.7	41	54	52.8	42.5
	39	40	53.8	54.1	42

-----END-----

DECOMMISSIONING PLAN

For the Proposed

Helios Guilderland Solar Farm

6580 Dunnsville Road
Town of Guilderland
ALBANY COUNTY
STATE OF NEW YORK

PREPARED BY:

ingalls

Ingalls & Associates, LLP

2603 Guilderland Avenue
Schenectady, NY 12306
Phone: (518) 393-7725
Fax: (518) 393-2324

Prepared November 9, 2019
Revised March 25, 2021

Applicant:

Helios Energy New York 13 LLC
411 South Old Woodward, Suite 807
Birmingham, MI 48009

TABLE OF CONTENTS

Section	Page Number
I. PROJECT DESCRIPTION	3
II. DECOMMISSIONING OBJECTIVES.....	3
III. DECOMMISSIONING SEQUENCE	3
IV. DETERMINATION OF ABANDONMENT	4
V. SITE RESTORATION	4

LIST OF APPENDICIES

APPENDIX A DECOMMISSIONING COST ESTIMATE

I. PROJECT DESCRIPTION

The proposed Helios Guilderland Solar Farm is a 56.7 +/- acre project site consisting of a parcel east of in the Town of Guilderland. The majority of the site is comprised of farmland, seasonally used to grow corn. The client, Helios Energy New York 13 LLC, proposes the construction of a 5 MW photovoltaic solar array, access road, and appurtenant electrical equipment. The entire array will be enclosed with a 7' high woven wire fence with site access along along Dunnsville Road. After the anticipated lifespan of the project, the solar farm shall be decommissioned in accordance with the objectives outlined below. The entity Helios Energy New York 13, LLC will be responsible for carrying out this decommissioning plan.

II. DECOMMISSIONING OBJECTIVES

1. The solar energy facility that has not generated electricity for a period of 12 consecutive months shall be deemed to be abandoned and shall be decommissioned within six months.
2. All electrical and control equipment shall be labeled and secured to prevent unauthorized access.
3. All infrastructure associated with the solar energy facility shall be removed and the Lot shall be restored to pre-development conditions.
4. All above and below ground non-utility owned equipment, conduit, structures, fencing, roads, foundations, and landscaping shall be removed.
5. Obsolete or unused solar energy system and accessory structures shall be removed from a site within four months of abandonment or decommissioning.
6. The anticipated lifespan for the solar facility is 30 years.
7. Per Town of Guilderland Code Section 280-40, prior to the issuance of the building permit the leaseholder shall provide evidence of financial security in the form a bond equal as determined by the Zoning Inspector. See Appendix A, "Decommissioning Cost Estimate," for a more detailed breakdown of decommissioning costs

III. DECOMMISSIONING SEQUENCE

1. Obtain construction permit from Town of Guilderland
2. Disconnect all utility grid power
3. Move all disconnects to the off position
4. Disconnect all above ground wirings, cables, and electrical connections
5. Remove all PV Modules
6. Remove Inverters, racking, and posts
7. Remove all electrical switchgear, transformers, and their foundations
8. Remove DAS equipment, feeders, and conduit
9. Excavate and remove Underground feeders and conduit
10. Remove all MV feeders and utility poles
11. Remove gravel access road
12. Remove all fencing

IV. DETERMINATION OF ABANDONMENT

In accordance with Town of Guilderland Code Section 280-40, the solar energy facility will be considered abandoned after 12 consecutive months without production of electrical energy and offsite sale to and consumption by one or more customers.

V. SITE RESTORATION

Upon the initiation of this Decommissioning Plan, the solar energy system components will be uninstalled using the following methods:

Item	Removal Method
PV Modules	Hand removal – Place modules face down on pallets, tape wire ends, tie down and transport via skid-steer to staging location.
Inverters	Removal by crane and transportation via flat-bed to staging location. Assume no disassembly.
Transformers	Removal by crane and transportation via flat-bed to staging location. Assume no disassembly. Oil removal performed by scrap facility.
Racking Frame	Stabilize with machine. Cut legs and lower to ground level. Cut cross beams to appropriate size and transport via dump truck to staging location.
Racking Wiring	Disconnect PV connectors, cut cable ties, and remove wires from cable tray. Transport via dump truck to staging location.
Racking Posts	Remove via post-puller and transport via dump truck to staging location.
Utility Poles	Remove via post-puller and transport via dump truck to staging location.
Underground Cable	Excavate to cable depth at one end of trench. Use tractor or backhoe to pull out all cables in common trench. Cables are direct buried so complete excavation of trench is not required. Transport via dump truck to staging area.
Fence	Machine roll fence fabric. Remove posts via post-puller and transport via dump truck to staging area. Assumed salvage value.
Concrete	Remove with excavator and jackhammer. Backfill and compact as needed. Transport via dump truck to staging area.
Gravel	Remove gravel with skid steer and sweeper. Remove geotextile fabric. Transport via dump truck to staging area. Assume offsite disposal.
Re-Grading	Touch-up minor areas disturbed during site decommissioning.

Re-Seeding	Re-seed using an ATV-pulled drill seeder, at 5 lbs bulk seed per acre of native grasses. Stabilize and mulch on areas where concrete or gravel was removed only.
Erosion & Sediment Control	Install silt fence around the perimeter of the project site. A stabilized construction entrance should be established at the end of the access road along Dunnsville Road. Anticipated soil disturbance is less than 1 acre.

APPENDIX A

DECOMMISSIONING COST ESTIMATE

**Decommissioning Cost Estimate
Helios Energy - Guilderland NY**

Component Removal & Disposal

Item	Description	Quantity	Unit	Unit Price	Total
1	Remove DC Wires	\$/mW	5	\$ 2,000.00	\$ 10,000.00
2	Remove Modules	\$/mW	5	\$ 3,000.00	\$ 15,000.00
3	Remove DAS	\$/mW	5	\$ 200.00	\$ 1,000.00
4	Remove Racking & Posts	\$/mW	5	\$ 4,500.00	\$ 22,500.00
5	Remove String Inverters & Posts	\$/mW	5	\$ 500.00	\$ 2,500.00
6	Remove Underground Conduit	LF	743	\$ 4.50	\$ 3,343.50
7	Remove MV Overhead Feeders & Utility	Each	18	\$ 4,000.00	\$ 72,000.00
8	Remove Access Road (CY)	CY	1063	\$ 4.50	\$ 4,783.50
9	Remove Fence	LF	5336	\$ 2.00	\$ 10,672.00
10	Offsite Disposal	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
Subtotal					\$ 144,799.00

Site Restoration

	Description	Quantity	Unit	Unit Price	Total
11	Re-seeding	Acres	39.0	\$ 200.00	\$ 7,800.00
12	Re-grading	Acres	39.0	\$ 200.00	\$ 7,800.00
13	Erosion & Sediment Control-SWPPP	LF	3,400	\$ 1.50	\$ 5,100.00
Subtotal					\$ 20,700.00

Gross Component Removal & Site Restoration Cost \$ 165,499.00
150% Decommissioning Bond Value \$ 248,248.50

Notes: 1) This opinion of probable costs is based on the engineer's experience in the design and construction of energy facilities and are subject to final engineering. The engineer accepts no liability for errors, omissions, or the accuracy and adequacy of this opinion.

Ingalls & Associates, LLP



 David F. Ingalls, P.E.
 Principal

11/09/2020
 Date



**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

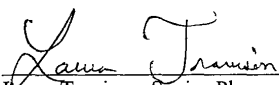
RECOMMENDATION DATE: June 20, 2019

Case #: 10-190603321
Applicant: **Helios Energy**
Project Location: 6604 Dunnsville Road
Tax Map Number: 37.00-2-3
Referring Agency: Town of Guilderland Zoning Board of Appeals
Considerations: Special use permit for the installation of a 5 mega-watt solar array, road, and appurtenant structures. Area variance for a 7' high fence.

ACPB Recommendation: Modify local approval to include:

1. Review by the New York State Department of Environmental Conservation Division of Environmental Permits (Region 4) to determine if permits or additional review are required due to presence of wetlands.
2. A decommissioning plan or established conditions requiring abandoned solar systems to be removed by the owner is also generally included as part of an approval for this size project.
3. Hazardous material from the property shall be disposed of in accordance with federal and state law.

Advisory:

 Laura Trivison, Senior Planner Albany County Planning Board
<p>NOTE:</p> <ul style="list-style-type: none"> ▪ This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body. ▪ A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency. ▪ General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose. ▪ General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval. ▪ Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.
<p>449 New Salem Road, Voorheesville, NY 12186 TELEPHONE: (518) 447-5644/FAX: (518) 765-3459</p>

**TOWN OF GUILDERLAND
PUBLIC NOTICE OF HEARING FROM THE
ZONING BOARD OF APPEALS**

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Special Use Permit Request No. 4650

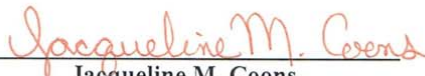
Request of Helios Energy N.Y. for a Special Use Permit/Variance under the Zoning Law to permit: the development of a 5MW photovoltaic solar array.

Per Articles IV & V Sections 280-40 & 280-52 respectively

For property owned by the Altamont Orchards Realty
Situated as follows: 6580 Dunnsville Road Altamont, NY 12009
Tax Map # 37.00-2-4 Zoned RA3

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on the 2nd of June, 2021 at 7:00pm. Members of the public may listen to and view the meeting live on Verizon channel 34 and Spectrum channel 1303, on the Town website, and may dial 1-929-205-6099 for meeting id 885 3700 5762 using passcode 796044 to participate in the public comment period.

Dated: May 26, 2021


Jacqueline M. Coons
Chief Building & Zoning Inspector

PAGE # 1

SWIS	PRINT KEY	NAME	ADDRESS
013001	37.15-3-1	Altamont Village of	P.O. Box 643,Altamont, NY 12009
013001	37.15-3-2	Altamont Village of	P.O. Box 643,Altamont, NY 12009
013001	37.15-3-24.3	Daniel Schweizer	6350-6352 Gun Club Rd,Altamont, NY 12009
013089	37.00-1-20	Phillip Wolff	6535 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-21	Edwin H Tymann	6541 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-23	Robert Rafalik	6557 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-24	Robert Rafalik	6559 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-25	Kellen Amanda Carter	6561 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-26.2	Virginia M Khoury	101 Pond Hill Ln,Altamont, NY 12009
013089	37.00-1-27.21	Barbara Murphy	6625 Dunnsville Rd,Altamont, NY 12009
013089	37.00-1-27.22	James J Drzymala	6597 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-3	Joseph Muia Jr	P.O. Box 27,Altamont, NY 12009
013089	37.00-2-4	Altamont Orchards Realty LLC	6654 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-5	Wade Coton	1046 DiBella Dr,Schenectady, NY 12303
013089	37.00-2-7.1	Ella Armstrong Estate	6560 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-7.2	Allen W Armstrong	6572 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-8	Peter Johnston	6550 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-9	Joseph Muia Jr	P.O. Box 27,Altamont, NY 12009
013089	37.00-2-10	Richard A Callender	6536 Dunnsville Rd,Altamont, NY 12009
013089	37.00-2-14.1	Maria R Musto	3172 Spawn Rd,Schenectady, NY 12303
013089	37.00-2-14.3	Harold Bastiani	200 Shady Creek Ln,Altamont, NY 12009
013089	37.00-2-21	Stephen J VanWoert	6384 Gun Club Rd,Altamont, NY 12009
013089	37.00-2-25	Dorothy Z Friedlander	P.O. Box 757,Altamont, NY 12009
013089	37.04-1-12	Dorothy Z Friedlander Estate	P.O. Box 757,Altamont, NY 12009
013089	37.00-2-24.3	Dorothy Z Friedlander c/o Richard A Friedlander	5 Sheridan Ct,Clifton Park, NY 12065

6580 Dunnsville Rd


MEDIUM BRONZE
FABRICATED METAL LETTERS
HALO LIT

301 in

12 in

12 in

Corner of Western + Westcreek Ave

 <p>AJ Sign Company Member of AJ Signs</p> <p>PH. 516.399.9291 FAX. 516.688.0799 842 Surfloga Road Barn Hill, New York 12027</p>	<p>CUSTOMER</p> <p>VISCUSI HOMES E30748</p>	<p>ADDRESS</p> <p>PRESERVE AT WEST CREEK</p>	<p>DATE- 12/14/2020</p> <p>SURVEY BY- TW/ DRAWN BY- WW/ SALES PERSON- TW/</p>
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