



GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
JULY 20, 2022
07:00 PM

A G E N D A
GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
JULY 20, 2022
07:00 PM

1.

This agenda represents the materials provided to the members of the Zoning Board of Appeals prior to the scheduled meeting. For access to the official public files for the scheduled cases, please visit the Building & Zoning Department at the Guilderland Town Hall. The public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and the Town website (<https://www.townofguilderland.org/town-meeting-videos>).

2. Chairman's Welcome

3. New Cases

1. 6228-6230 Riitano Ln

Public hearing for an amendment to a Special Use Permit for the construction of detached garages for a previously approved Residential

Facility -- Independent Living

A. Application Materials

SUP & Variance Applications, EAF, Narrative, Architectural Drawing
& Site Plan

Attachment: [SUP Application](#)
Attachment: [Variance Application](#)
Attachment: [EAF](#)
Attachment: [Narrative](#)
Attachment: [Architectural Drawing](#)
Attachment: [Site Plan](#)

B. Other Interested Agencies

Town Planner Memo & Albany County Planning Board

Attachment: [Town Planner Memo](#)
Attachment: [Albany County Planning Board](#)

C. Previous Approvals

SUP 12-18

Attachment: [SUP 12-18](#)

D. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

E. Letters from the Public

Jeff McLuachlin

Attachment: [Jeff McLauchlin](#)

2. 6772 Route 158

Public hearing for an area variance to permit the construction of an accessory structure partially in a side yard.

A. Application Materials

Application, Narrative, Architectural Drawings & Plot Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Architectural Drawings](#)

Attachment: [Plot Plan](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

3. 2959 Curry Road

Public hearing for an area variance to permit the installation of an in ground pool in a side yard.

A. Application Materials

Application & Plot Plan

Attachment: [Application](#)

Attachment: [Plot Plan](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

4. Minutes

1. June 2, 2021

2. June 15, 2021

5. Signs

1. 300 Mill Rose Court

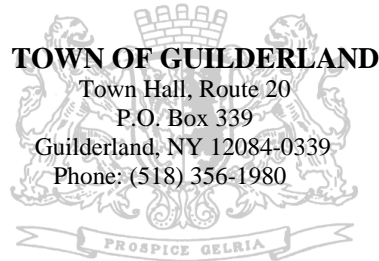
Replacement of existing signage for Atria to reflect name change to

Peregrine

Attachment: [Application](#)

General Attachments

[- Agenda](#)



PETER G. BARBER
SUPERVISOR

THOMAS REMMERT
CHAIRMAN
ZONING BOARD

ZONING BOARD

MEETING AGENDA

Wednesday, July 20, 2022

7:00 PM

6228-6230 Riitano Lane – Special Use Permit Amendment – Joseph Riitano

- Public hearing for an amendment to a Special Use Permit for the construction of detached garages for a previously approved Residential Facility – Independent Living.

6772 Route 158 – Area Variance – Cheri Pieniazek

- Public hearing for an area variance for the construction of an accessory structure partially in a side yard.

2959 Curry Road – Area Variance –Vincent Pigiavento Sr.

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

TOWN OF GUILDERLAND CHECKLIST FOR SPECIAL USE PERMIT

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

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

APPLICANT INFORMATION:

Name: Deborah & Joseph Riitano
Address: 6232 Johnston Road
Albany **Zip:** 12203
Daytime Phone #: (518) 365-5810
Date: May 17, 2022

PROPERTY INFORMATION:

Owner: Deborah & Joseph Riitano
Location: 6228 + 6230 Riitano Ln
Tax Map #: 52.03-2-5.2
Zoning: R-40
Acreage: 8.2 acres, 0.20 to be disturbed

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: 05/17/2022

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Debra & Joseph Riitano, Owner of 6232 Johnston 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: 6228-6230 Riitano Ln Zoning: R-40

2. Interpretation of the Zoning Ordinance is requested because:

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

Amend Special Use Permit to add garages

* 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
Joseph Riitano

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 to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION:

Name: Joseph Riitano

Address: 6232 Johnston Road

Albany **Zip:** 12203

Daytime Phone #: 518-361-4150

Date: May 20, 2022

Email: riitanoenterprises@gmail.com

PROPERTY

INFORMATION:

Owner: Joseph & Debra Riitano

Location: 6228-6230 Riitano Ln

Tax Map #: 52.03-2-5.2

Zoning: R-40

Acreage: 8.21 acres

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: May 20, 2022

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Joseph Riitano of 6228-6230 Riitano Ln
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: 6232 Johnston Road Zoning: R-40

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.



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;

No, there is no nearby neighborhood. Joe Riitano house is the closest.

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, the existing site layout and grading do not permit any other convenient locations for the 14-bay garage.

3) Whether the requested area variance is substantial;

It is not because the garage is still over 48 feet to the closest property line and not visible from Johnston Road or any residences.

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 because there is no nearby neighborhood as the garage will be over 600 feet from Johnston Road and behind Joe and Debra Riitano's house.

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:

It is self-created by he applicant's desire to have convenient garage space available for the residents of his senior independent living apartments.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Riitano Senior Independent Living Apartment Units, 6232 Johnston Road			
Project Location (describe, and attach a location map): 6228 - 6230 Riitano Ln.			
Brief Description of Proposed Action: Site development for construction of a 14-bay garage on a previously approved site for 72 unit senior independent living apartments.			
Name of Applicant or Sponsor: Deborah and Joseph Riitano		Telephone: (518) 356-5810 E-Mail: driitano6@gmail.com	
Address: 6232 Johnston Road			
City/PO: Albany		State: New York	Zip Code: 12203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.2 acres	
b. Total acreage to be physically disturbed?		0.26 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.6 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>School and Apartments</u> <input type="checkbox"/> Parkland			

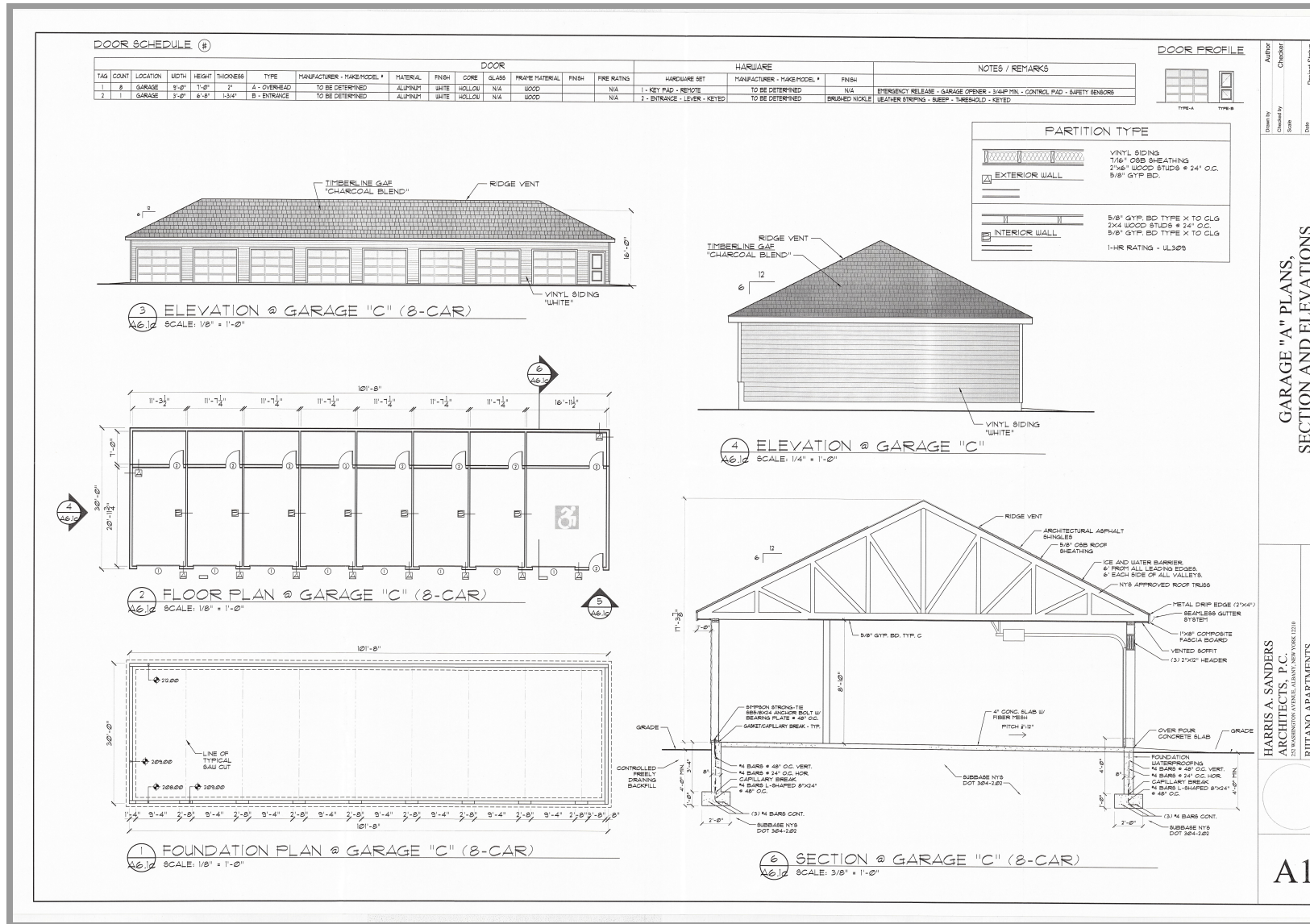
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Stormwater detention basin	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Joseph J. Bianchine, P.E., ABD Engineers, LLP		Date: May 17, 2022
Signature: _____		

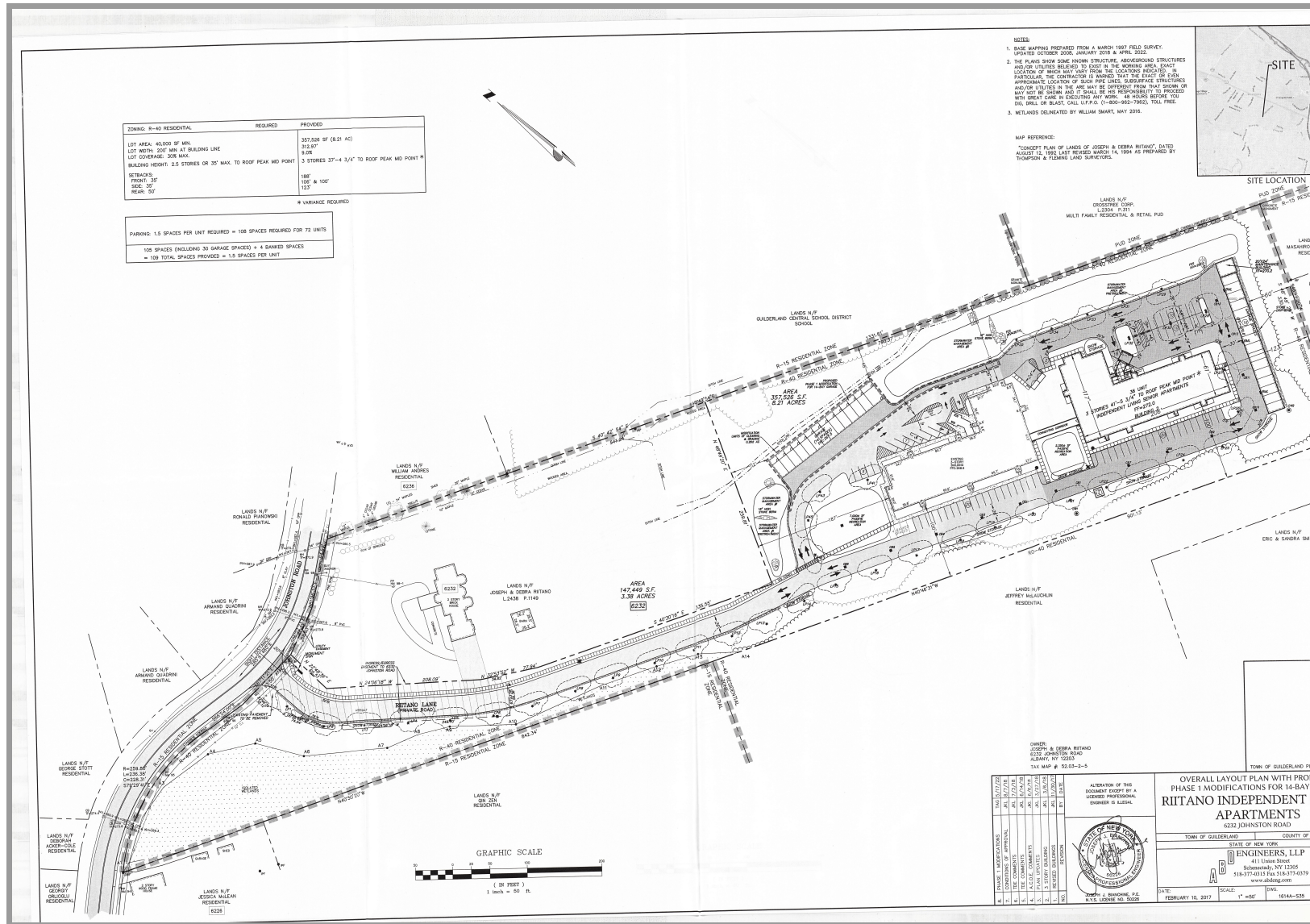
PRINT FORM

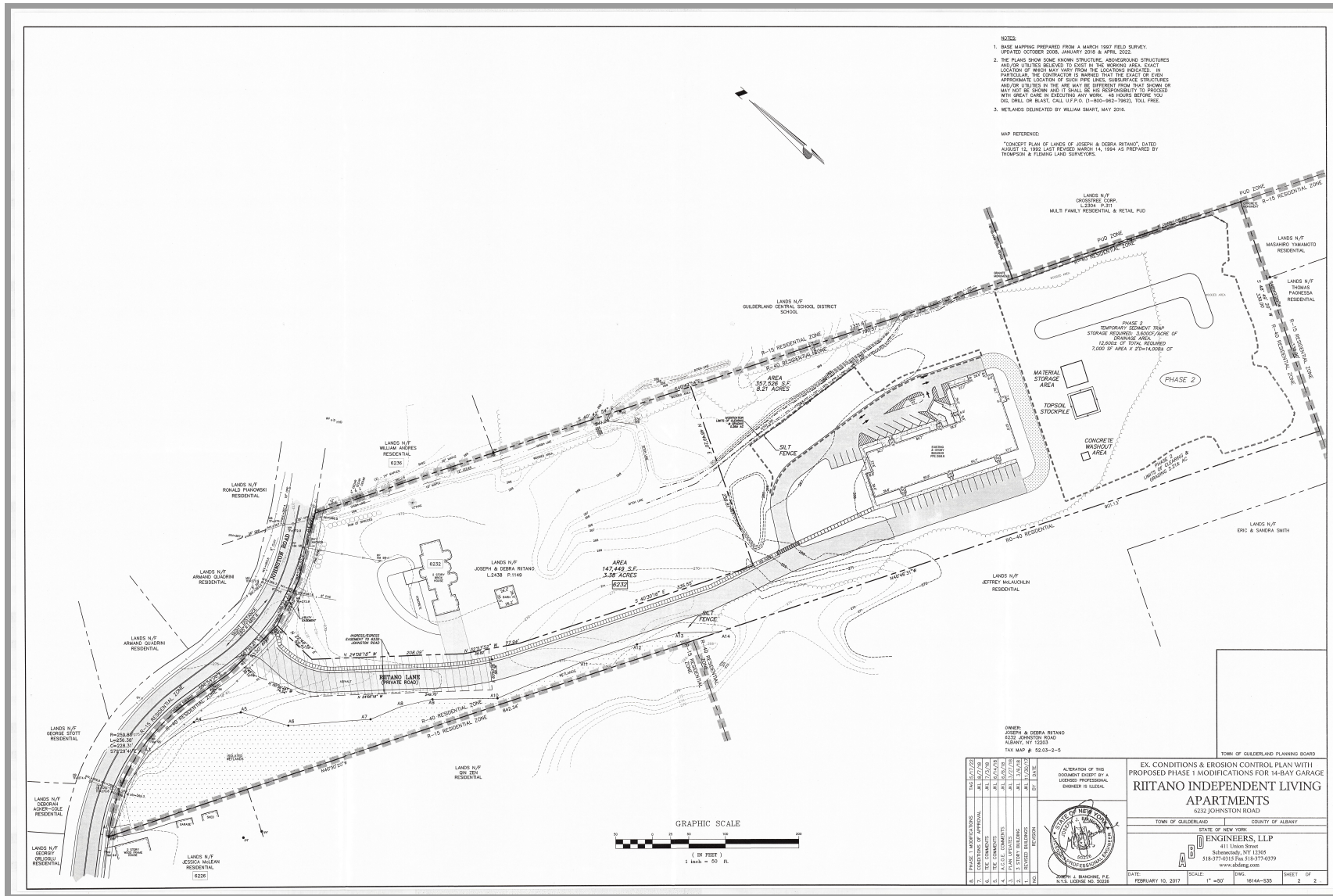
Project Narrative

Please provide a detailed description of the proposed construction site plan, landscaping plan, lighting plan, stormwater management plan, property use, hours of operation, number of employees, type of deliveries, etc.:

The applicants, Joseph and Debra Riitano of 6232 Johnston Road, own and operate a 36-unit senior independent living apartment house on a separate 8.21 acre parcel to the rear of their residence at 6228-~~6230~~ Riitano Lane. Because their residents are seniors, they desire to have convenient garage space available to them near the main entrance. We looked at several locations and chose the one submitted because it's convenient, fits into the existing grading and stormwater management areas with very little adjusting of grades, it allows 14 garage spaces plus a maintenance space, and it is not visible from Johnston Road. The hours of operation are 24/7 and it will not entail any new employees or deliveries other than during construction.







TOWN OF GUILDERLAND

Planning Department

Town Hall, Route 20
P.O. Box 339
Guilderland, NY 12084-0339
Phone: (518) 356-1980 x 1061
Fax: (518) 356-5514
Email: kovalchikk@togny.org



Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

MEMORANDUM

To: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: June 15, 2022

SUBJ: Riitano Residential Facility, Independent Living – 6232 Johnston Road
Site Plan Review for an Amendment to Special Use Permit No. 12-18.

Background

The Riitano Residential Living, Independent Living project was originally approved by Special Use Permit (SUP) No. 12-18 in June 2018. The Special Use Permit approval allowed the construction of 72 independent living units in two 3-story buildings. Phase I of the project is completed, which includes a 36 unit 3-story building. The applicant indicated the tenants desire the need of garage spaces close to the building. In response to tenant needs, the applicant is proposing to construct 14 garage spaces on the north side of the building. The elevation plans propose white vinyl siding on the exterior of the garage and asphalt shingle roof with a charcoal blend color. The height of the garage is approximately 16 feet.

The applicant is also requesting an area variance as part of the Special Use Permit Amendment. The garages are considered accessory structures, which are only permitted in rear yards. The applicant is proposing to construct the garages in the front yard and rear yard. The Zoning Board will need to approve an area variance for this request.

Town Planner Comments

1. The TDE should confirm the stormwater management system will continue to operate as designed with the additional site disturbance associated with the construction of the garages.
2. The Westmere Fire District should review the plans to ensure they have adequate access around the perimeter of the garages.
3. The requested variance should not negatively impact the abutting property to the north, Westmere Elementary School. There is approximately 350 feet of distance from the property line to the parking lot on the south side of the school. There is an existing forested area within the property line and parking lot for the school.

Visit the Town of Guilderland Website at <http://www.townofguilderland.org>

cc: J. Coons
Zoning Board of Appeals



**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

RECOMMENDATION DATE: June 16th, 2022

Case #: **10-220604008**
Applicant: **Riitano**
Project Location: 6228-6230 Riitano Ln
Tax Map Number: 52.03-2-5.2
Referring Agency: Town of Guilderland Planning Board
Considerations: Area variance and special use permit for amendment of garages at Independent Living Facility.

ACPB Recommendation: Modify local approval to include

1. A Notice of Intent filed with the New York State Department of Environmental Conservation affirming that a Stormwater Pollution Prevention Plan has been prepared and is being implemented, or submission of a Stormwater Pollution Prevention Plan (SWPPP) that is consistent with the requirements included in the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges (GP-0-20-001, January 29, 2020)) for construction activities that disturb more than one acre of land.

Advisory:

Gopika Muddappa, Senior Planner
Albany County Planning Board

NOTE:

- 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.

**449 New Salem Road, Voorheesville, NY 12186
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

LOCAL ACTION ON ACPB RECOMMENDATION:

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

LOCAL DECISION ON PROJECT:

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: _____ DATE OF LOCAL ACTION: _____

Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):

SIGNED: _____ TITLE: _____

SPECIAL USE PERMIT TOWN OF GUILDERLAND NUMBER 12-18
ZONING BOARD OF APPEALS

APPLICANT: DEBRA & JOSEPH RIITANO
ADDRESS: 6232 JOHNSTON ROAD ALBANY, NY 12203
GRANTED: JUNE 20, 2018

WHEREAS, a public hearing to consider the applicant’s request was duly noticed and held before the Zoning Board of Appeals on March 21, 2018, June 20, 2018 and again this evening to consider:

Special Use Permit/Variance Request No. 4673
Request of **Debra & Joseph Riitano** for a Special Use Permit/Variance under the Zoning Law to permit: **the construction of a 72 unit “Residential Facility-Independent Living” development. A variance is requested for 3-story building, where a 2.5-story building is permitted.**

Per Articles **III, IV & V** Sections **280-12, 280-24, 280-51 & 280-52** respectively

For property owned by **Debra & Joseph Riitano**
Situated as follows: **6232 Johnston Road Albany, NY 12203**
Tax Map # **52.03-2-5** Zoned: **RO40**

In rendering this decision, the Board makes the following findings of fact:

- A public hearing was duly noticed and held on March 21, 2018, June 20, 2018 and continued to this evening. Three residents spoke against this project. Two of these residents reside on Church Road and their property is to the rear of the project. The third resident resides on Patricia Lane which is not in the area of the project. The video of the Planning Board meeting shows one resident in favor of the project citing a need for senior housing in the Town of Guilderland.
- This is an Unlisted Action under SEQRA and the Board adopted a negative declaration by a unanimous vote.
- Albany County Planning Board had several comments as included in the file, all of which have been addressed to the satisfaction of this Board.
- There is an apartment complex practically across the street which sits at a higher ground elevation and while only 2 ½ stories high will be at an equivalent overall height or higher.
- The Army Corps of Engineers stated that none of the work would be conducted in a manner that would come under their jurisdiction.
- The Town Planning Board recommended approval with the following conditions:
 - Provide a separate 5’ wide concrete sidewalk along the northerly side of the entrance drive from Johnston Road to the apartment buildings.
 - Consider pursuing three-story buildings to reduce footprint and overall lot coverage and improve site traffic circulation.
 - Verify proposed driveway location on Johnston Road with Albany County. It appears that sight distance may be improved by shifting driveway to the northeast.

The Town Planning Board's conditions have been met to the satisfaction of this Board.

- The Board further finds that the proposed use is an allowed use in this district.
- The granting of the height variance will produce less of an effect on the neighborhood than the original proposal which did not require a variance and will mitigate some of the stormwater concerns.
- The applicant has submitted a lighting plan.

For these reasons, the Board approves the application.

In granting this request, the Board imposes the following conditions:

- Light poles will not exceed 10' in height.
- The height of the building determined in accordance with the Town Zoning Code shall not exceed 35'.
- Elevators shall be able to accommodate stretchers as used by Western Turnpike Rescue Squad.
- Obtain the appropriate stormwater permit if found to be applicable.
- Monitoring of the construction by Town stormwater personnel and the TDE.
- Addition of some evergreen trees along the south side consisting of 5' to 6' spruces every 20' along the building.

Adherence to the plans as submitted and all representations made here tonight and at the previous meetings to the Board.

The Zoning Administrator is authorized to take necessary actions to implement this decision.

Upon compliance with all other requirements of the Town Law and other applicable laws and regulations, this resolution was adopted by a 5 – 0 vote of the Zoning Board of Appeals.

BY ORDER OF THE ZONING BOARD OF APPEALS

Dated: 6/21/18

Thomas Remmet (db)
CHAIRMAN

ATTEST: Nancy Berschinger
SECRETARY

Town of Guilderland

ALBANY COUNTY, ROUTE 20
P.O. BOX 339
GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER
SUPERVISOR

(518) 356-1980

JACQUELINE M. COONS
CHIEF BUILDING AND ZONING
INSPECTOR

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 III, IV & V of the Zoning Law on the following proposition:

Special Use Permit Amendment/Variance Request No. 4898

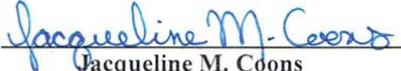
Request of Debra & Joseph Riitano for a Special Use Permit Amendment/Variance under the Zoning Law to permit: the addition of detached garages to the approved site plan for a previously approved "Residential Facility-Independent Living" development. A Variance requested for (14) garage units to be located in a side/front yard.

Per Articles III, IV & V Sections 280-12, 280-24, 280-51 & 280-52 respectively

For property owned by Debra & Joseph Riitano
Situated as follows: 6228-6230 Riitano Lane Albany, NY 12203
Tax Map # 52.03-2-5.2 Zoned RO40

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on July 20, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 29, 2022


Jacqueline M. Coons
Chief Building & Zoning Inspector

				PAGE # 1
SWIS	PRINT KEY	NAME	ADDRESS	
013089	52.03-2-2.11	Qin Zen	6222 Johnston Rd,Albany, NY 12203	
013089	52.03-2-2.12	Joanne R Rizzo	10 Rizzo Ln,Albany, NY 12203	
013089	52.03-2-2.13	Deustche Bank Natl Trust Co	1 Mortgage Way,Mount Laurel, NJ 08054	
013089	52.03-2-2.14	Joanne N Barlin	6224 Johnston Rd,Albany, NY 12203	
013089	52.03-2-4	Shea C McCombs	6226 Johnston Rd,Albany, NY 12203	
013089	52.03-2-6	William E Andres Jr	6236 Johnston Rd,Albany, NY 12203	
013089	52.03-2-7	Guilderland Central	Administrative Office, P.O. Box 18,Guilderland Center, NY 12085	
013089	52.03-2-8	Seventeen Hundred South LLC	P.O. Box 38001,Albany, NY 12203	
013089	52.03-2-9.1	Craig A Vedder	5845 Newman Rd,Albany, NY 12203	
013089	52.03-2-9.2	Edward A Webber	5849 Newman Rd,Albany, NY 12203	
013089	52.03-2-10	Helene K Webber	6385 Zorn Rd,Albany, NY 12203	
013089	52.03-2-11	Edward A Webber	5849 Newman Rd,Albany, NY 12203	
013089	52.03-2-12.1	David R Webber	5837 Newman Rd,Albany, NY 12203	
013089	52.03-2-12.2	Tyler Foster	5833 Newman Rd,Albany, NY 12203	
013089	52.03-2-13	Thomas Govel	5829 Newman Rd,Albany, NY 12203	
013089	52.03-2-14	Marc E Roth	5823 Newman Rd,Albany, NY 12203	
013089	52.03-2-16	Guy C Rivers	313 Church Rd,Albany, NY 12203	
013089	52.03-2-17.2	Rosalind Chapman	311 Church Rd,Albany, NY 12203	
013089	52.03-2-21.2	Donald R Stealey	271 Church Rd,Albany, NY 12203	
013089	52.03-2-22.2	Eric Smith	287 Church Rd,Albany, NY 12203-5936	
013089	52.03-2-22.11	Jeffrey C McLauchlin	257 Church Rd,Albany, NY 12203	
013089	52.03-2-22.12	Eric Smith	287 Church Rd,Albany, NY 12203-5936	
013089	52.13-2-31	David Canfield	6243 Johnston Rd,Albany, NY 12203	
013089	52.13-2-32	Stephen S Bray	6239 Johnston Rd,Albany, NY 12203	
013089	52.13-2-33	Karl Mohr	99 Silver Bridge Rd,Nassau, NY 12123	
013089	52.13-2-34.1	David A Fallon	2 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-34.2	Kristina Zabinski	4 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-34.3	Daniel Leffingwell	6 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-34.4	Deborah A Rocco	5 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-34.5	Michael T Magnan	3 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-34.6	Steven Drozydk	1 Chainyk Dr,Albany, NY 12203	
013089	52.13-2-35	Ronald Pianowski	6235 Johnston Rd,Albany, NY 12203	
013089	52.13-2-36	Armand Quadrini	450 Loudon Rd,Loudonville, NY 12211	
013089	52.13-2-37	Armand Quadrini	450 Loudon Rd,Loudonville, NY 12211	
013089	52.13-2-38	George H Stott	6229 Johnston Rd,Albany, NY 12203	
013089	52.13-2-39	Deborah L Acker-Cole	6227 Johnston Rd,Albany, NY 12203	
013089	52.13-2-40	Georgiy Orlioglu	6225 Johnston Rd,Albany, NY 12203	
013089	52.13-2-41	Brian D Ashline	6219 Johnston Rd,Albany, NY 12203	
013089	52.13-2-43	Bernard R Lipinskas	6238 Johnston Rd,Albany, NY 12203	
013089	52.13-2-44	Damon E Burton	6240 Johnston Rd,Albany, NY 12203	
013089	52.13-2-45	Thomas W Fischer	6242 Johnston Rd,Albany, NY 12203	
013089	52.13-2-46	Michael S Mabin	6244 Johnston Rd,Albany, NY 12203	
013089	52.13-2-47	Susan S Gilman	6246 Johnston Rd,Albany, NY 12203	
013089	52.13-2-48	Paul A Caimano	6248 Johnston Rd,Albany, NY 12203	
013089	52.13-2-49	Judith D Bliven	6250 Johnston Rd,Albany, NY 12203	
013089	52.13-2-50	Craig M DeCrosta	6252 Johnston Rd,Albany, NY 12203	
013089	52.18-1-34	Helene Webber	6385 Zorn Rd,Albany, NY 12203	
013089	52.18-1-35	Richard E Daly	6379 Zorn Rd,Albany, NY 12203	
013089	52.18-1-36	Michael E Ward	6375 Zorn Rd,Albany, NY 12203	
013089	52.18-1-37	Gatewood F Kerr	5852 Newman Rd,Albany, NY 12203	
013089	52.18-1-38.1	Jeffrey D Kline	5856 Newman Rd,Albany, NY 12203	
013089	52.18-1-38.2	Seventeen Hundred South LLC	P.O. Box 38001,Albany, NY 12203	
013089	52.18-1-39	Masahiro Yamamoto	5865 Newman Rd,Albany, NY 12203	
013089	52.18-1-40	Thomas Paonessa Jr	5863 Newman Rd,Albany, NY 12203	
013089	52.18-1-41	Wanda I Santiago	5861 Newman Rd,Albany, NY 12203	
013089	52.18-1-42	Anil Varghese	5840 Newman Rd,Albany, NY 12203	
013089	52.18-1-43	Frances T Gully	5826 Newman Rd,Albany, NY 12203	
013089	52.18-1-44	Sim Sook Lee	6384 Zorn Rd,Albany, NY 12203	
013089	52.18-1-60	Dale M Barrell	13 Joseph Ter,Albany, NY 12203	
013089	52.18-1-61	Evan C Walden	9 Columbia Cir,Albany, NY 12203	
013089	52.18-1-62	Malook Singh	9 Joseph Ter,Albany, NY 12203	
013089	52.18-1-63	Joseph R Sbardella	7 Joseph Ter,Albany, NY 12203	
013089	52.18-1-64	Salvatore Cannistraci	5 Joseph Ter,Albany, NY 12203	
013089	52.18-1-65	Wabi Akindete	3 Joseph Ter,Albany, NY 12203	
013089	52.03-1-14.1	Shahrokh Falati	6283 Johnston Rd,Albany, NY 12203	
013089	52.03-2-3.1	Marilyn Johnston	6220 Johnston Rd,Albany, NY 12203	
013089	52.03-2-3.21	Michelle Y Giwerc	6214 Johnston Rd,Albany, NY 12203	
013089	52.03-2-3.22	Joseph Cataldo	6216 Johnston Rd,Albany, NY 12203	
013089	52.13-2-30.15	Antonino Catalano Jr	227 Quail St,Albany, NY 12203	

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 2
013089	52.13-2-30.14	Antonino Catalano Jr	227 Quail St,Albany, NY 12203	
013089	52.13-2-30.11	Antonino Catalano Jr	227 Quail St,Albany, NY 12203	
013089	52.03-2-5.1	Joseph Riitano	6232 Riitano Ln,Albany, NY 12203	
013089	52.03-2-5.2	Westmere Village LLC	6232 Riitano Ln,Albany, NY 12203	

7/20/22, 3:08 PM

Town of Guilderland Mail - Fwd: Zoning Board of Appeals



Jacqueline Coons <coonsj@togny.org>

Fwd: Zoning Board of Appeals

Jeff McLauchlin <jmc007007@hotmail.com>
To: Jacqueline Coons <coonsj@togny.org>

Wed, Jul 20, 2022 at 1:31 PM

Jacqueline ,
Riitanos narrative for the parking garage still says 36 units. That's typical of his intentional misleading approach to every aspect of his life. Some of us call this lying but I'm sure its a simple oversight.

I have communicated about the lack of trees that were supposed to be placed as along the fence on the property line and Lou is a nice responsive town employee but initially told me Riitano couldn't find any trees last year and then said the tiny aborvitae were it. The plan presented to the public and town showed 15-20 ft diameter evergreens offset overlapping. Well, heh heh heh the liar wins again. No trees means we have the LED nighttime prison lights to look at and car lights as well and also obscure the night sky. I recommend amending the town code to require industrial apartment buildings to place lighting away from the building facing at it so the prison effect can be enjoyed by the residents of the building and less by the neighbors who already suffer from a reduction in the value of their property.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: cmsmailer@civicplus.com <cmsmailer@civicplus.com> on behalf of guilderlandny <cmsmailer@civicplus.com>
Sent: Wednesday, July 13, 2022 4:04:53 PM
To: Jmc007007@hotmail.com <Jmc007007@hotmail.com>
Subject: Zoning Board of Appeals

Zoning Board of Appeals

07-20-22

[Meeting Agenda](#)

[Read more](#)

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[You can unsubscribe here.](#)

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1738893742586572336&simpl=msg-f%3A17388937425...> 1/1

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

4896

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

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50
(payable to Town of Guilderland
prior to scheduling public hearing)
R# 34866

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>Cheri Pieniazek</u>	Owner: <u>Same</u>	
Address: <u>6772 Rte 158</u>	Location: <u>6772 Rte 158</u>	
<u>Altamont NY</u> Zip: <u>12009</u>	Tax Map #: <u>26.00-4-11</u>	
Daytime Phone #: <u>518 466 3839</u>	Zoning: <u>RA3</u>	
Date: <u>6/24/2022</u>	Acreage: <u>5.8</u>	
Email: <u>Spddemon4487@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: 6/24/2022

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Cheri Pieniazek of 6772 Rte 158 Altamont 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: 6772 Rte 158 Altamont Zoning: RA3

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:

Placement of ~~garage~~ detached Garage, in front of back plain of House

* 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;

property borders a gravel pit & the Bozenkill fields across street & 1 forested house on opposite side of property.
no undesirable change noted.

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;

in order to move building behind back plain of house excavation costs would increase, along with disruption of natural spring, pond & having to build a larger driveway planned placement of building is in an area where there is currently gravel, a driveway & is fairly level. The area is at the location of a former barn.

3) Whether the requested area variance is substantial;

Due to the layout, we do not believe that it is a substantial request.

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

the proposed variance is requested due to increased ~~dis~~ impact on environmental conditions as there would be increased excavation, & disruption of natural spring and pond. Property is located on a state hwy & is zone Agricultural. There is a gravel bank on one side the Bozenkill on the other & fields across 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:

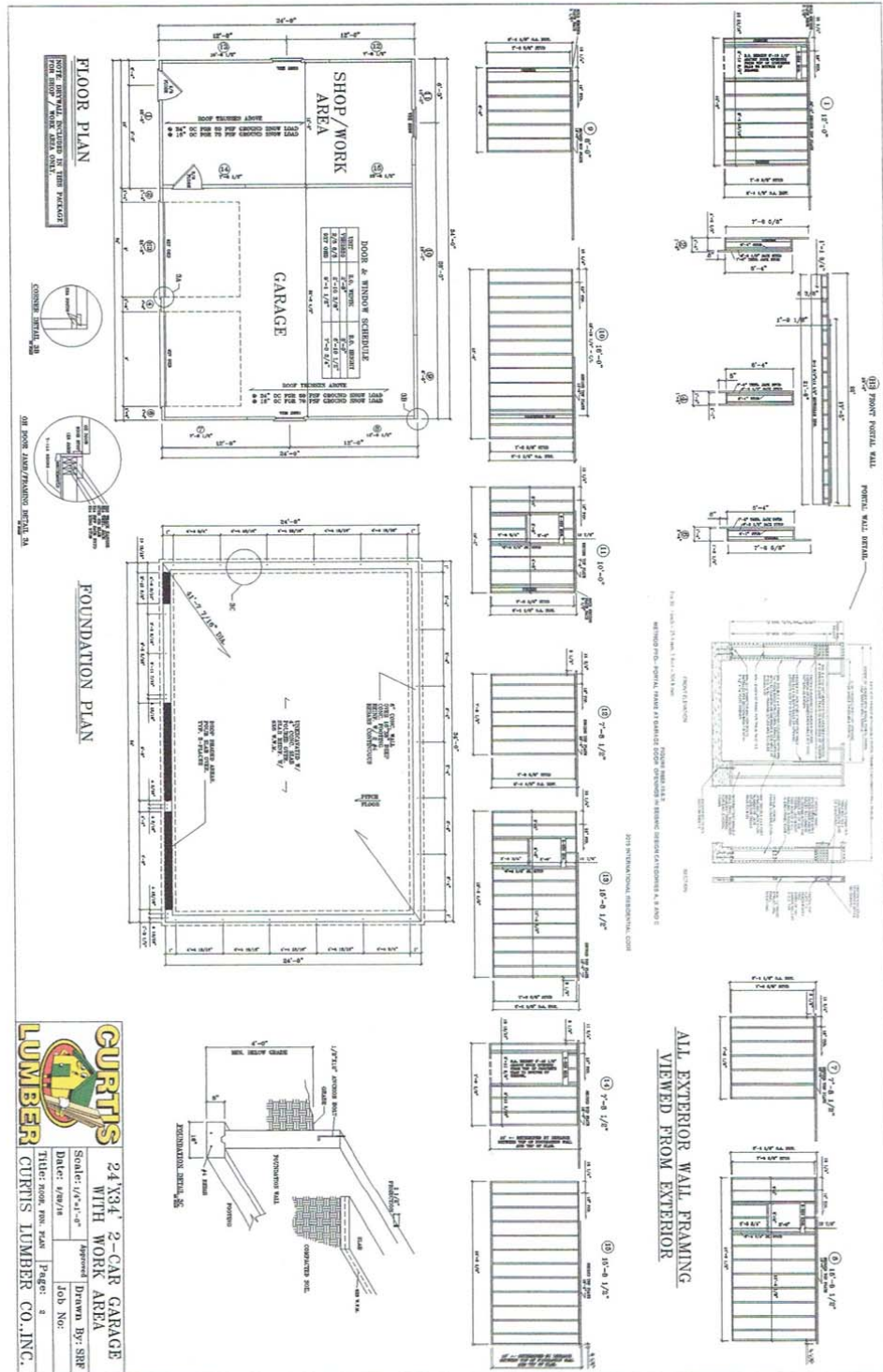
Variance is requested due to layout of ~~the~~ current property.

To Whom it May Concern:

I am requesting a variance for a proposed detached garage at 6772 Rte 158, Altamont NY. The variance is for the setback regarding the detached garage having to be behind the plain of the back of the house. The proposed building is a 24x34 two door garage kit to be purchased from Curtis Lumber. I have included the plans with this application. The property is 5.8 acres and is zoned agricultural. The proposed location is approximately 150 feet from the house on the other side of the current driveway as well as approximately 50 feet off the road. The proposed location is fairly level and is currently covered by gravel as it was the site of a barn in years past. The proposed location is already connected to the current driveway. The side of the property in question is bordered by Larned Sand and Gravel on one side and the Bozenkill on the back side. There are working fields across the street. To place the building within current setback requirements, much more excavation would have to be done due to the slope of most of the property back to the Bozenkill Creek. There is also a natural spring and a pond that may have to be rerouted, along with adding to the current large driveway. This variance will allow less disruption to the current environment and landscaping, as well as fitting with the current layout of the property. Thank you for your consideration in this matter.




Cheri Pieniazek



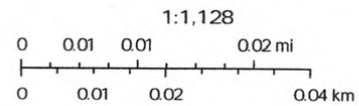
Albany County



6/24/2022, 8:46:00 AM

 Tax Parcels (2021)

- est 150 ft from house
- 5.8 ACRES



NYS ITS GIS Program Office

In Cooperation with CHA, Inc.
NYS ITS GIS Program Office |



Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER
SUPERVISOR

(518) 356-1980

JACQUELINE M. COONS
CHIEF BUILDING AND ZONING
INSPECTOR

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. 4896


Request of Cheri Pieniazek for a Variance of the regulations under the Zoning Law to permit: the construction of an accessory building partially in the side yard.

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

For property owned by Cheri Pieniazek
Sitated as follows: 6772 Route 158 Altamont, NY 12009
Tax Map #s 26.00-4-11 Zoned RA3

Plans are available for public inspection at the Building Department and on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on July 20, 2022 at 7:00pm at the Guilderland Town Hall.

Dated: June 29, 2022


Jacqueline M. Coons
Chief Building & Zoning Inspector

4897

RECEIVED

JUN 15 2022

Town of Guilderland
Building Dept.

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

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

FEES:
COMMERCIAL - \$300
RESIDENTIAL - \$50 *pd cc*
(payable to Town of Guilderland *6/15/22*
prior to scheduling public hearing)

APPLICANT INFORMATION: PROPERTY

Name: Vincent Pighiavento Sr
Address: 2963 Curry Rd ext
Schady NY Zip: 12303
* Daytime Phone #: 518 949-4902
Date: 6-14-2022
Email: lgk@wagner52@yahoo.com

INFORMATION:

Owner: Arlene Pighiavento
Location: 2959 Curry Rd
Tax Map #: 28.00-1-18.1
Zoning: AG
Acreage: 7.23

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: 6-14-2022

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Vincent Pignone Sr. of 2963 Curry Rd Ext
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: 2969 Curry Rd Ext Zoning: AG

2. Interpretation of the Zoning Ordinance is requested because:

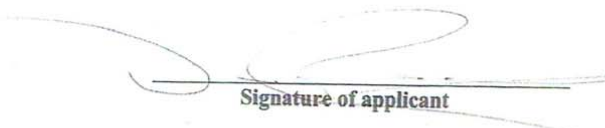
3. Special Use Permit required for the following type of use:

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

A 13' x 20' Inground Pool in a side yard

* 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.

The pool will be located east of the house. Starting 35' from the house running Eastward continuing 20 more feet. (13 x 20 pool) From that point there is 80' distance to the property line which has a double row of Pines (Scotch and White) that I planted in 1990. To the North 215' through a 2-year-old and a 30-year-old Fruit Orchard (24 trees total) is where the next property line is located. Also at that location is a row of mature Maple trees. Northwest over 300' is also a row of mixed pines that were planted over 50 years ago. Running the length of the driveway is a row of mature pines that also were planted over 50 years ago. Running to the South of the house over 300' to the next property line (that I am also a owner of) with several trees and a 50' berm at the line.

The way the house is situated to the property and driveway we always considered the East side area the rear

3) Whether the requested area variance is substantial;

NO

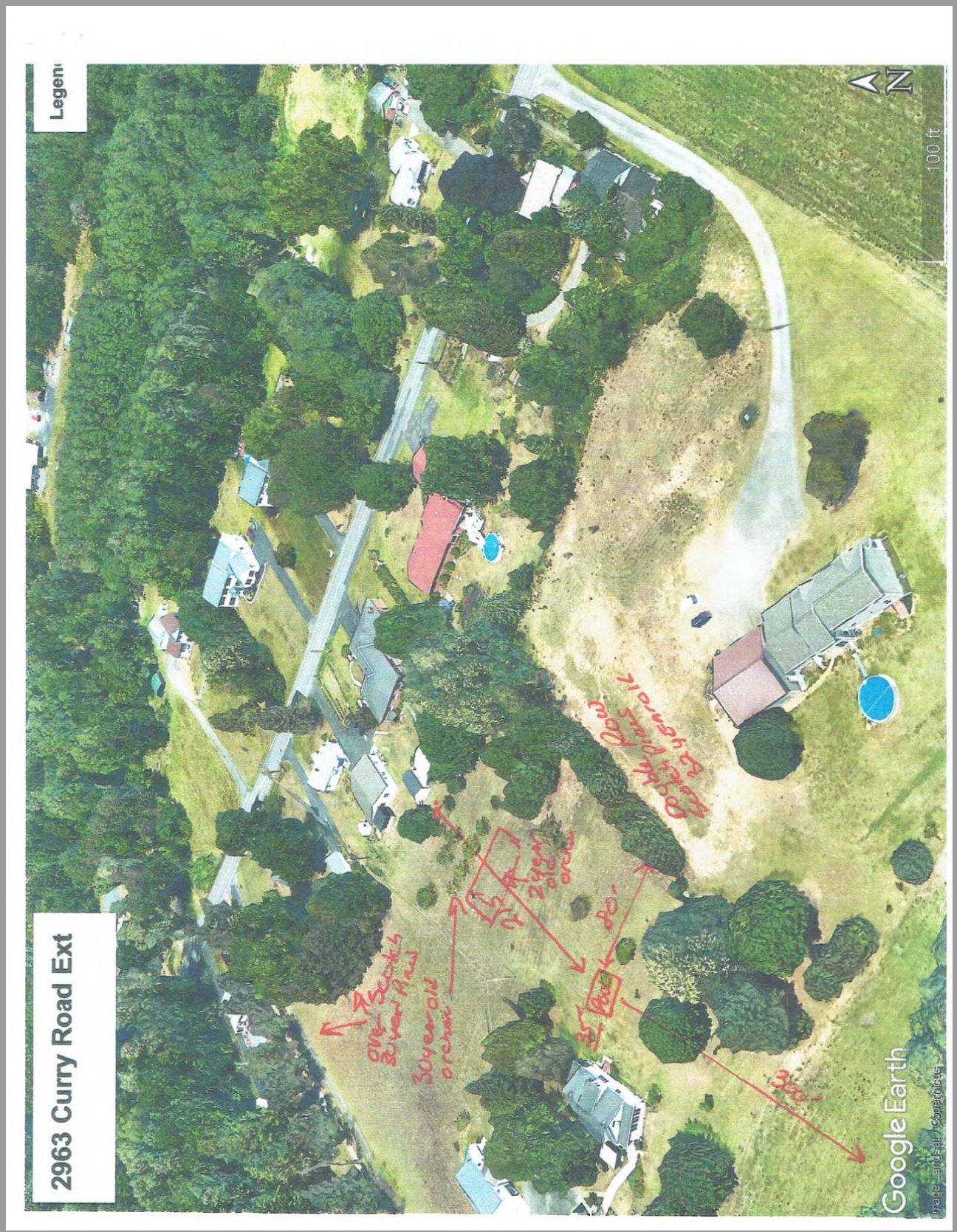
4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

NONE

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 area is not self-created this is an old existing farm with the farmhouse being over 100 years old.

We have always referred to the east of the house the rear due to the way the driveway and house sets.



Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER
SUPERVISOR

(518) 356-1980

JACQUELINE M. COONS
CHIEF BUILDING AND ZONING
INSPECTOR

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. 4897

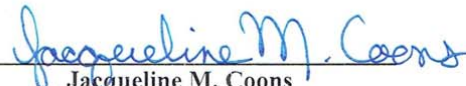
Request of Vincent Pigliavento for a Variance of the regulations under the Zoning Law to permit: the installation of an in ground pool in a side yard.

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

For property owned by Arlene Pigliavento
Situated as follows: 2959 Curry Road Schenectady, NY 12303
Tax Map # 28.00-1-18.1 Zoned AGR

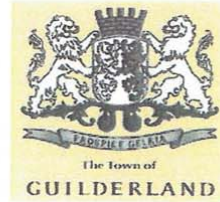
Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on July 20, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 29, 2022


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	28.00-1-6	Susan Lynn Cole	2921 Curry Rd Ext,Schenectady, NY 12303	
013089	28.00-1-7	Elaine F Toth	2925 Curry Rd Ext,Schenectady, NY 12303	
013089	28.00-1-8	Andrew W Toth Jr	2925 Curry Rd Ext,Schenectady, NY 12303	
013089	28.00-1-9	Louis J Costello	2933 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-10	Raymond L Pigliavento Jr	2957 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-12	Eben Pacelli	2961 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-13	James Pigliavento	2965 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-14	James Pigliavento	2965 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-15	Sandra Jean Pigliavento	2971 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-16	Sabrina Vink	1018 Dean St,Schenectady, NY 12309	
013089	28.00-1-17	Ross M Snyder	2983 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-18.1	Arlene Pigliavento	2959 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-18.2	Robert L Pigliavento	309 Caretta Cir,St Augustine, FL 32086	
013089	28.00-1-18.3	Vincent J Pigliavento Jr	2975 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-19	Robert L Pigliavento	309 Caretta Cir,St Augustine, FL 32086	
013089	28.00-1-20	Wildwood Programs Inc	1190 Troy Schenectady Rd Bldg 1,Latham, NY 12110	
013089	28.00-1-18.4	Arlene Pigliavento	2959 Curry Rd,Schenectady, NY 12303	
013089	28.00-1-18.5	Raymond L Pigliavento Jr	2957 Curry Rd,Schenectady, NY 12303	

Town of Guilderland
PO Box 339
Guilderland, NY 12084
(518) 356-1980 - Phone
(518) 356-1990 - Fax



Application for Sign Permit

DATE: 7/14/22

APPLICANT INFORMATION:

Name AJ Signs
Mailing Address 842 Saratoga Rd
Burnt Hills NY 12027

Owner OLSL FV LLC
Mailing Address 30 Rockefeller Plaza
50th Floor
NY NY 10020

Daytime Phone # 518-399-9291
Property Address 30 Mill Rose Ct

Daytime Phone # _____

Please fill in the appropriate information:

SIGN: permanent free standing permanent bldg. mounted * temporary free standing * temporary bldg. mounted
* please indicate length of time requested

SIZE OF SIGN: 72.25 x 42 & 72.25 x 42
 size of letters/symbols
 one sided or two sided ESTIMATED COST _____
7.32 sf per side 14.64 total sf of signage FEE _____
14.64 total height of sign
total sf of other signs for property _____
total sf of all signs combined for business _____

*Signs
Face replacement
off premises
preexisting*

** No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION: _____ internal _____ external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

_____ dimensions on all items, including letters or symbols on signs
_____ colors shown to be exactly as actual sign
_____ materials used

*****NO CARDBOARD RENDERING WILL BE ACCEPTED*****

PLOT PLAN: One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

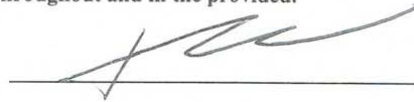
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

***ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.



FOR OFFICE USE ONLY

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: _____ Denied: _____

Sign permit # :

B. Road Sign

Qty: (x1) Double Sided
 Materials: 1" Deep Aluminum Sub frame Painted Sign with Raised Elements.
 Colors: Sherwin Williams 6126 Navajo White
 7125 Medium Gray
 PMS 7532 (7125 Deep Mahogany Brown)

Raised Logo Shape and "Peregrine Senior Living at Guilderland"
 Stripe and "Assisted Living & Memory Care" to be Vinyl

42.13 in

72.25 in

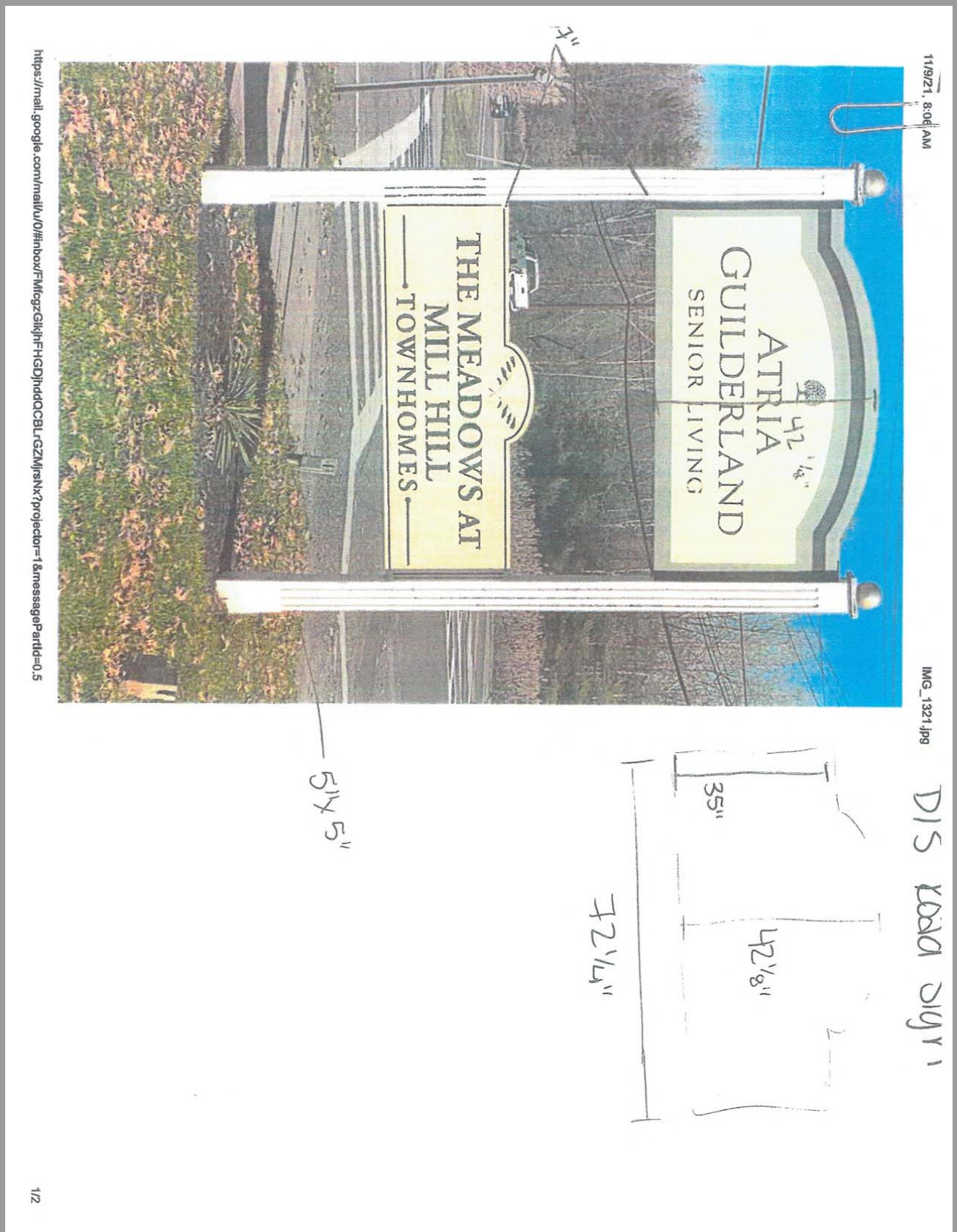
Client: Peregrine Senior Living
 Project: Exterior Sign
 Location: 300 Mill Rose Court Slingerlands, NY

Customer Approval: _____ Date: _____
 Landlord Approval (if Required): _____ Date: _____

File Name: e36462_B
 Salesperson: Carly Clark
 Designer: Liz Charon
 Date: 2/8/2022

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842 Saratoga Road
 Burnt Hills, NY 12027
 (518) 399-9791
 AJSigns.com

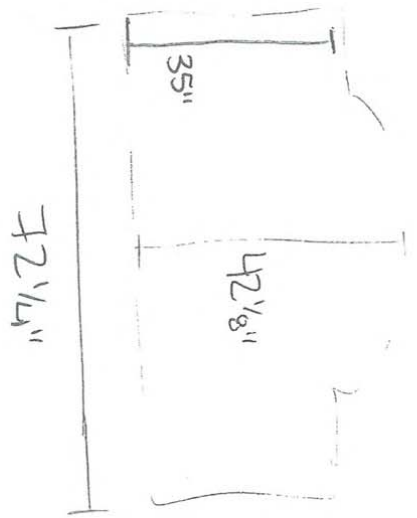


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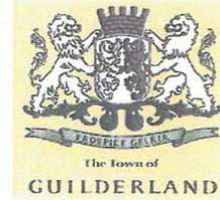
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DIS ROAD SIG 1'



5'1\"/>

Town of Guilderland
PO Box 339
Guilderland, NY 12084
(518) 356-1980 - Phone
(518) 356-1990 - Fax



Application for Sign Permit

DATE: 7/14/22

APPLICANT INFORMATION:

Name AJ Signs
Mailing Address 842 Saratoga Rd
Burnt Hills NY 12027

Owner OLSL FV LLC
Mailing Address 30 Rockefeller Plaza
50th Floor
NY NY 10020

Daytime Phone # 518-399-9291

Daytime Phone # _____

Property Address 30 Mill Rose Ct

Please fill in the appropriate information:

SIGN: permanent free standing permanent bldg. mounted * temporary free standing * temporary bldg. mounted
* please indicate length of time requested

SIZE OF SIGN: 14" x 87" & 10" x 19"
 size of letters/symbols
 one sided or two sided ESTIMATED COST _____
10.67 sf per side 10.67 total sf of signage FEE _____
34" total height of sign
total sf of other signs for property _____
25.76 total sf of all signs combined for business

Sign C

** No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION: _____ internal _____ external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

- _____ dimensions on all items, including letters or symbols on signs
- _____ colors shown to be exactly as actual sign
- _____ materials used

*****NO CARDBOARD RENDERING WILL BE ACCEPTED*****

PLOT PLAN: One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

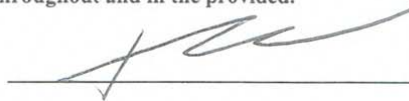
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

***ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.



FOR OFFICE USE ONLY

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: _____ Denied: _____

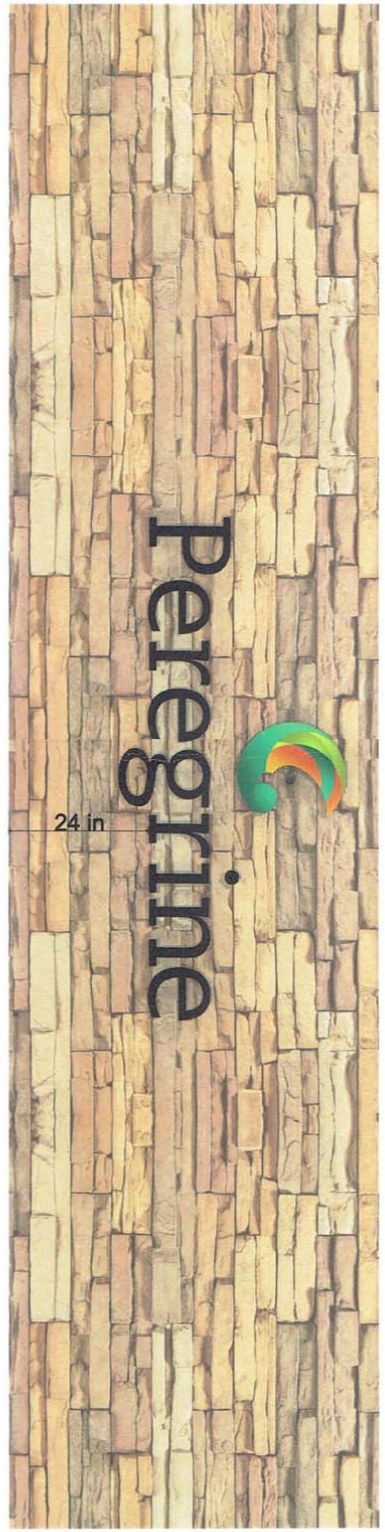
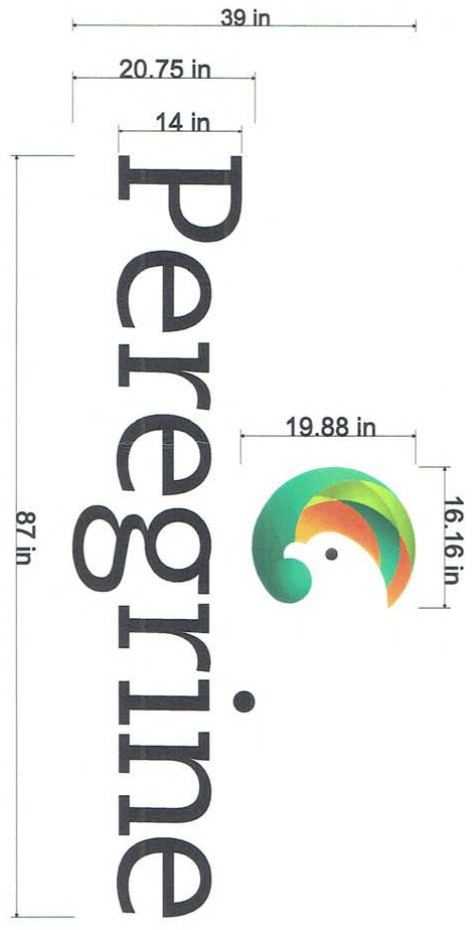
Sign permit # :

C. Rock Wall Sign

Qty: (x1) Single Sided
Materials: Pin Mounted Letters/design, Laminated print on Avery 3300

Colors: ■ 7125 Black
■ Printed Logo

SOFT 10.67



ADJ Sign Co.
842 Sandoga Road
Burnt Hills, NY 12027
(518) 399-9291
ADSigns.com

Your Image. Our Everything.

Client: Peregrine Senior Living
Project: Exterior Sign
Location: Guilderland- *Slingerlands, NY*
Customer Approval: *300 Mill Rose Ct.*
Landlord Approval (if Required):
Date: _____
Date: _____

File Name: e33683_C
Salesperson: Carly Clark
Designer: Liz Charon
Date: 2/8/2022

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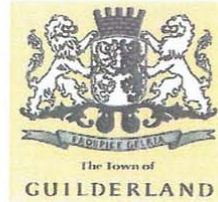


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4/4/24 9:01 AM

IMG_2824.jpg

Town of Guilderland
PO Box 339
Guilderland, NY 12084
(518) 356-1980 - Phone
(518) 356-1990 - Fax



Application for Sign Permit

DATE: 7/14/22

APPLICANT INFORMATION:

Name AJ Signs
Mailing Address 842 Saratoga Rd
Burnt Hills NY 12027

Owner OLSL FV LLC
Mailing Address 30 Rockefeller Plaza
50th Floor
NY NY 10020

Daytime Phone # 518-399-9291
Property Address 30 Mill Rose Ct

Daytime Phone # _____

Please fill in the appropriate information:

SIGN: permanent free standing permanent bldg. mounted * temporary free standing * temporary bldg. mounted

SIZE OF SIGN: 6" x 43" & 9" x 55.87" *please indicate length of time requested
 size of letters/symbols
 one sided or two sided ESTIMATED COST _____
7.74 sf per side _____ total sf of signage FEE _____
21" total height of sign
total sf of other signs for property
6.76 total sf of all signs combined for business

Sign D

** No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION: _____ internal _____ external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

_____ dimensions on all items, including letters or symbols on signs
_____ colors shown to be exactly as actual sign
_____ materials used

*****NO CARDBOARD RENDERING WILL BE ACCEPTED*****

PLOT PLAN: One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

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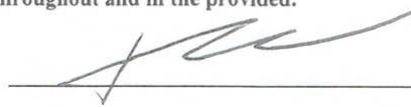
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FOR OFFICE USE ONLY

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

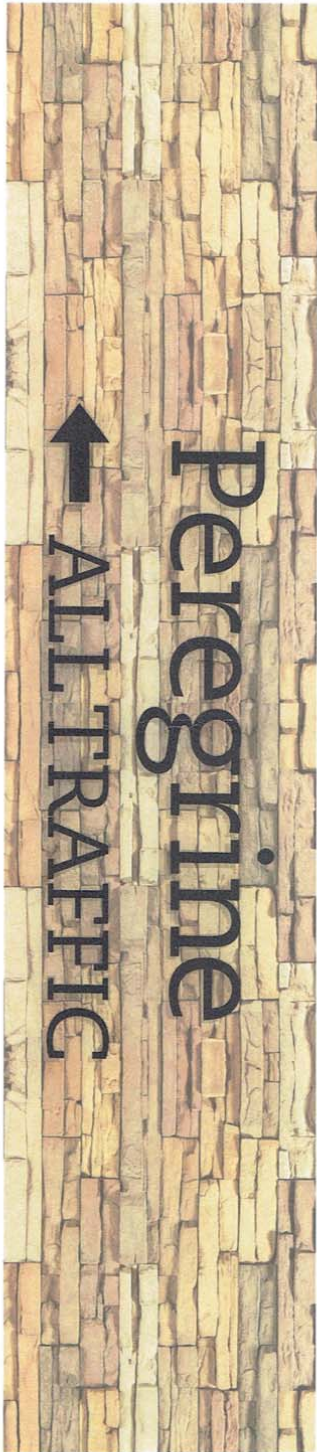
Approved: _____ Denied: _____

Sign permit # :

D. Rock Wall Sign

Qty: (x1) *Double Sided* *Single Side*
Materials: TBD, Routed Letters
Colors: ■ 7125 Black

sq ft 7.79



ASJ
Sign Co.
842 Santiago Road
Burnt Hills, NY 12027
(518) 399-9791
ASjsigns.com

Client: Peregrine Senior Living
Project: Exterior Sign
Location: *Guilderland*
Customer Approval: *300 Mill Rose Ct. Slingerlands, NY*
Landlord Approval (if Required):
Date: _____

File Name: e33683_D
Salesperson: Carly Clark
Designer: LZ Chaton
Date: 2/8/2022

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7/20/22, 10:11 AM

Town of Guilderland Mail - Sign Question 300 Mill Rose Court Senior Living Facility



Jacqueline Coons <coonsj@togny.org>

Sign Question 300 Mill Rose Court Senior Living Facility

Jacqueline Coons <coonsj@togny.org>
To: Kristen Macleod <kristen@ajsigs.com>

Tue, Nov 30, 2021 at 2:24 PM

Kristen, here's how I suggest submitting the application:

The sign out at 155 is a face replacement of a sign that must have been permitted by the PUD because technically it's an offsite sign.

Apply for (2) sign replacements on the existing stone monuments.

Apply for the welcome sign as a directory sign and only calculate the size of the word "Atria at Guilderland", excluding the word "Welcome" and it should be 2sf or less.

Then you will have (2) signs totaling less than 50sf and (1) that doesn't count toward the 50sf.

Thanks for checking ahead of time.

[Quoted text hidden]

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