



GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
JUNE 21, 2023
07:00 PM

A G E N D A
GUILDERLAND ZONING BOARD
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JUNE 21, 2023
07:00 PM

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>).

1. Opening Remarks

2. New Cases

1. 59 E Hite Court

Public hearing for an area variance to permit the installation of a shed in a front yard.

A. Application Materials

Application, Existing Site Conditions and Aerial Image

Attachment: [Application](#)

Attachment: [Existing Site Conditions](#)

Attachment: [Aerial Image](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

2. 2042 W. Old State Road

Public hearing for an area variance to permit an accessory structure in a side yard.

A. Application Materials

Application, Narrative, Building Plans & Plot Plan

Attachment: [Application](#)
Attachment: [Building Plans](#)
Attachment: [Narrative](#)
Attachment: [Plot Plan](#)

B. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)
Attachment: [Mailing List](#)

3. 17 Seeley Drive

Public hearing for an area variance to permit a detached garage to be located in a 10ft setback.

A. Application Materials

Application, Narrative, Existing Site Conditions, Building Elevations and Survey

Attachment: [Application](#)
Attachment: [Narrative](#)
Attachment: [Existing Site Conditions](#)
Attachment: [Building Elevations](#)
Attachment: [Survey](#)

B. Town Notice

Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

4. 2005 Tina Court

Public hearing for an area variance to permit the construction of an in ground pool within a required 10ft setback.

A. Application Materials

Application, Narrative and Plot Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Plot Plan](#)

B. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

C. Letters from the Public

Georgetown Square BOD

5. 2123 Western Avenue

Public hearing for an area variance to permit the installation of new signage to identify Splash Car Wash with a total of 150sf of signage.

A. Application Materials

Application, Narrative, Sign Rendering and Site Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Sign Rendering](#)

Attachment: [Site Plan](#)

B. Other Interested Agencies

Albany County Planning Board

Attachment: [Albany County Planning Board](#)

C. Town Notice

Legal Notice and Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

D. Letters from the Public

Harrison Fonti - Opposed

3. Minutes

January 18, 2023

4. Signs

1. 1210 Western Avenue

Installation of (2) building mounted signs for Smoothie King

Attachment: [Application](#)

2. 1704 Western Avenue

Installatoin of (2) building mounted signs for Ji Bei Chuan & Rice

Noodles & Ramen

Attachment: [Application](#)

3. 1816 Western Avenue

Replacement of panels in a freestanding sign

Attachment: [Application](#)

4. 2123 Western Avenue

Replacement of Knockout Car Wash monument sign with Splash Car

Wash sign

Attachment: [Splash Car Wash](#)

5. 5180 Western Turnpike

Replacement of a panel in a building mounted sign for Precision Golf

Academy

Attachment: [Application](#)

6. 5 New Karner Road

Installation of a building mounted sign for Moneti Fine Jewelers

Attachment: [Application](#)

7. 3637 Carman Road

Replacement of a panel in a building mounted sign for Dianne's Quiltd
Square

Attachment: [Application](#)

8. 763 Route 146

Replacement of a SEFCU building mounted sign with a Broadview sign

Attachment: [Application](#)

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

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

FEEES:
COMMERCIAL - \$200
RESIDENTIAL - \$100
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION:	PROPERTY INFORMATION:
Name: <u>James Niedermeier</u>	Owner: <u>James Niedermeier</u>
Address: <u>59 E. Hite Ct.</u>	Location: <u>59 E. Hite Ct</u>
<u>Schenectady, NY</u> Zip: <u>12303</u>	Tax Map #: _____
Daytime Phone #: <u>518-390-3600</u>	Zoning: _____
Date: <u>5/23/23</u>	Acreage: _____
Email: <u>niedermeier@grail.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: 5/23/23

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

I, James Niedermeyer of 59 E. Hite Ct
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: 59 E. Hite Ct. 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:

Front yard setback for 8'x8' shed. Property is a corner lot with several mature trees that we would like to keep. There is no ideal space for a storage shed, but one is needed.

* 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 shed purchased is professionally made and will be mostly concealed by mature trees and hedges. It will be placed on a ~~grass~~ crushed stone pad and will be well-maintained. It is also very similar to sheds on 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;

Because of the shape of the lot, any shed would really require a variance unless we were to cut down mature trees. We would prefer to keep all trees.

3) Whether the requested area variance is substantial;

The shed to be installed is 8' x 8' and will not take up much total area.

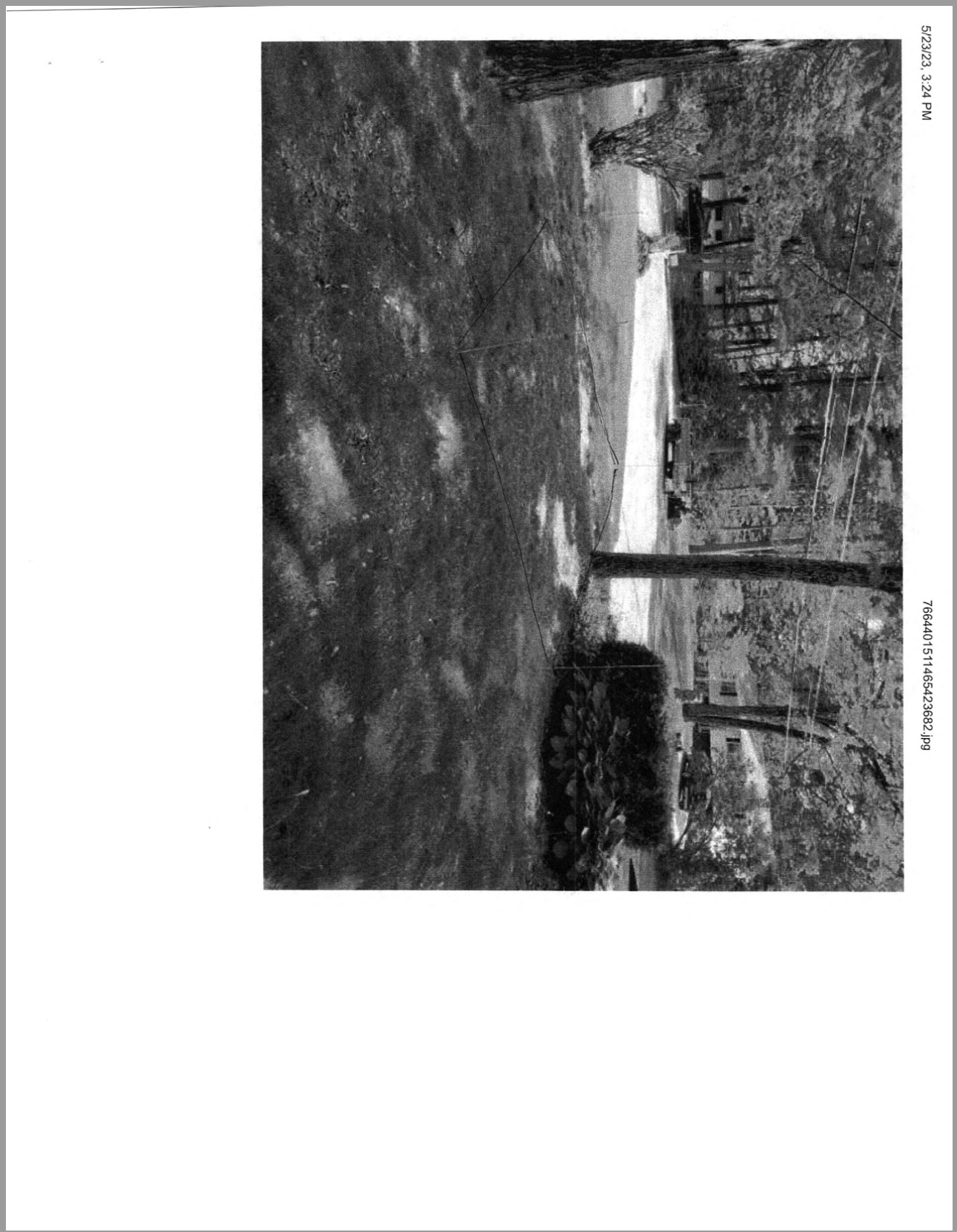
4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

The shed to be installed will have no impact on the neighborhood.

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:

The lot shape is odd in that it consists of two side yards rather than a rear yard. This was not a difficulty that is self-created.

Thank you for considering this application.



5/23/23, 3:24 PM

7664401511465423682.jpg



5/23/23, 3:24 PM

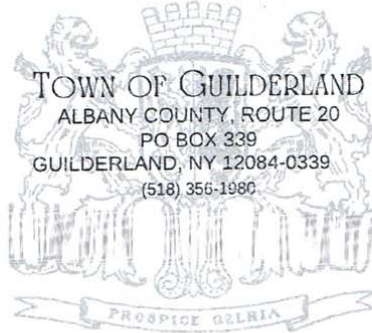
-505359625845345710.jpg



5/23/23, 3:24 PM

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PETER G. BARBER

SUPERVISOR

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. 4954

Request of James Niedermeier for a Variance of the regulations under the Zoning Law to permit: the installation of an 8x8 shed in a front yard.

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

For property owned by James Niedermeier
Situating as follows: 59 Hite Court Schenectady, NY 12303
Tax Map # 39.07-3-14 Zoned: R15

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 21st of June, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 6, 2023


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	39.07-2-26	Bridget M Krenrich	50 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-27	Brian Wilson	52 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-28	Eric R Martell	54 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-29	Dominik Leoniuk	56 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-30	Suzanne E Sagar	58 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-31	Robert W Newton Jr	60 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-32	Sarah Welch	106 Chalet Cir,Altamont, NY 12009	
013089	39.07-2-33	Keith R Bear	64 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-34	Gerald L Montanye	66 E Hite Ct,Schenectady, NY 12303	
013089	39.07-2-35	Robert J Fleury	106 Haven Beach Dr,Indian Rocks, FL 33785	
013089	39.07-2-36	Matthew J Mitchell	10 W Hite Ct,Schenectady, NY 12303	
013089	39.07-2-37	Douglas R Miller	12 W Hite Ct,Schenectady, NY 12303	
013089	39.07-2-38	Robert J Gula	14 W Hite Ct,Schenectady, NY 12303	
013089	39.07-2-39	David Wagner	16 W Hite Ct,Schenectady, NY 12303	
013089	39.07-2-40	Sandra K Lundstedt	18 W Hite Ct,Schenectady, NY 12303	
013089	39.07-3-8	Ronald J Bass	308 W Highland Dr,Schenectady, NY 12303	
013089	39.07-3-9	Michael J DeLima	304 W Highland Dr,Schenectady, NY 12303	
013089	39.07-3-10	Nadine Lindner	51 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-11	H Kevin Sacks	53 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-12	Marleen Radigan	55 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-13	John S Mazur	57 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-14	James A Niedermeier	59 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-15	Sharon Kisby	1 Denise Ct,Schenectady, NY 12303	
013089	39.07-3-16	Alena A Rodick	2 Denise Ct,Schenectady, NY 12303	
013089	39.07-3-17	Gillen J OBrien	61 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-18	Michael Richter	63 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-19	Jennifer A Reinert	65 E Hite Ct,Schenectady, NY 12303	
013089	39.07-3-20	Judith A Herbert	67 E Hite Ct,Schenectady, NY 12303	
013089	39.07-4-43	Sean Edward McGaughnea	125 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-44	Robert C Rowe	121 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-45	Michelle Bourque	117 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-46	David M Lindholm	113 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-50	Sara Samson	102 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-51	A&R Brothers Property LLC	106 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-52	Michael Alfano	110 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-53	Tracy Fratus	114 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-54	Frank A Saragaglia	116 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-55	Paul J Toscano	120 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-56	Stephen H Swartz	124 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-57	Joseph M Kane	128 Mohawk Dr,Schenectady, NY 12303	
013089	39.07-4-58	Robert C Kipper	132 Mohawk Dr,Schenectady, NY 12303	

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

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

FEES:
COMMERCIAL - ~~\$300~~ \$200
RESIDENTIAL - ~~\$50~~ \$100
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: Joseph Candida, Nolan Engineering	Owner: Amir Trutovic	Location: 2024 West Old State Road
Address: 333 Kingsly Road	Location: Altamont, New York 12009	Tax Map #: 14.00-1-6.1
Burnt Hills, New York Zip: 12027	Zoning: Rural-3	Acreage: 41.89 Total Acres
Daytime Phone #: (518) 280-3190		
Date: 31 May 2023		
Email: candidaj@nolan-engineering.com		

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: 31 May 2023

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

I, Joseph Candida of Nolan Engineering
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: 2024 West Old State Road, Altamont, New York Zoning: Rural-3

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:
construction of the proposed garage in the side yard.
See attached application and drawings.

*** 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;

Since the property is located in a rural part of the Town of Altamont and the proposed garage is 553' from the main road, West Old State Road. Although the proposed garage will not be visible from the main road, it has a "rural" design with finishes blending into the surrounding environment, no undesirable change will be produced.

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 keep the garage a safe distance from the residence, since the owner has younger children and wishes to keep them safely away from vehicle traffic, and still utilize the existing driveway, the proposed location is ideal. To the rear of existing has drainage issues and not an ideal location for extending the driveway and locating the proposed garage there.

3) Whether the requested area variance is substantial;

The proposed garage location is well within the required setbacks, and the variance to have the building located in the "side" lot, 553' from the main road, on this large parcel, does not appear to be substantial.

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

As stated in question #1, since the property is located in a rural part of the Town of Altamont and the proposed garage is 553' from the main road, West Old State Road. Although the proposed garage will not be visible from the main road, has a "rural" design with finishes blending into the surrounding environment, causing no adverse effects or impact on the environmental conditions of the neighborhood.

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:

With the location of the existing driveway, the desired location of the proposed garage to be away from children and the site conditions to the rear of the residence being undesirable for the garage location, the ideal location is as requested and thus, a variance request will be required and is therefore submitted.

1 PROPOSED EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

2 PROPOSED EXTERIOR ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
1/8 inch = 1 ft.

NOLAN ENGINEERING PLLC
NICHOLAS E. NOLAN, P.E., LICENSE # 98383
13575 WOODBINE LANE, SUITE 100, ALBANY, NY 12212
TEL: 518.486.1111 FAX: 518.486.1112
WWW.NOLANENGINEERING.COM

WARNING:
THIS IS A PRELIMINARY DESIGN OR PRELIMINARY SPECIFICATION. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER HAS BEEN PAID FOR THE PREPARATION OF THIS REPORT AND HAS BEEN PAID FOR THE PREPARATION OF THIS REPORT.

RECORD OF WORK:	BY:
DATE:	
DESCRIPTION:	

MULTI-CAR GARAGE with FUTURE APARTMENT
ADDRESS:
2024 WEST OLD STATE RD
ALBANY, NEW YORK
12209
OWNER:
TRUTOVIC, AIRR

START DATE:

STAMP:

DATE: 05.31.2023
FILE:

PAGE CONTENT:
PROPOSED EXTERIOR ELEVATIONS

DRAFTER: J. CANDIDA	ENGINEER: NOLAN
PAPER SIZE: B (11"x17")	SCALE: AS NOTED

SHEET:
A201

PROJECT NARRATIVE

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

This project is for a proposed 3,776 square foot garage with future loft apartment on the property at 2024 West Old State Road, Altamont, NY, per attached drawings.

This variance application is only for requesting a variance for the position of the proposed garage to be located in the side yard per the attached drawings. The owner is aware of the regulations in the zoning code related to the future apartment noted on the drawings, and when and if that apartment project moves forward, it is understood that an additional zoning review and application will be required prior to any apartment related construction.

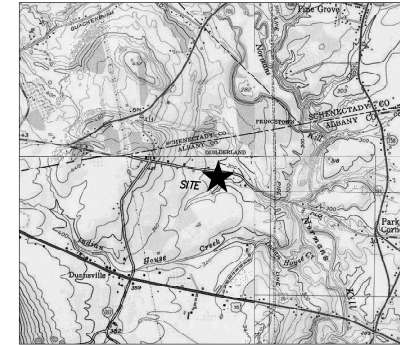
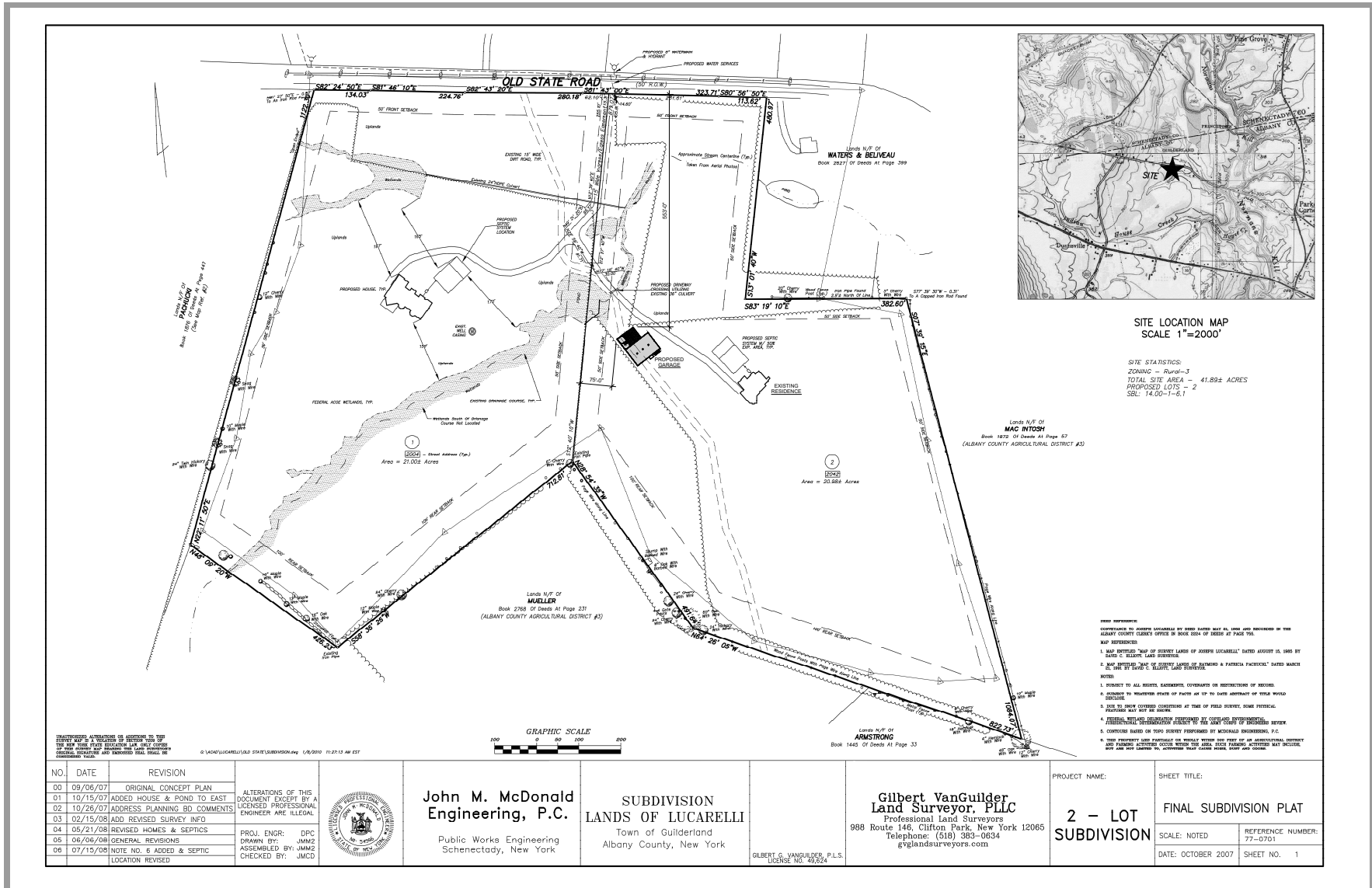
Regarding the side yard build variance requested at this time, the proposed garage location is located 553' from the main road, West Old State Road and well within the required side yard setback. This area variance is requested so this proposed garage can be constructed safely away from where the owner's children play outdoors. This side yard build variance is also requested due to the site condition in the rear of the residence having drainage issues, making construction of the garage in the rear of the property difficult and costly. Although the proposed garage will not be visible from the main road, it will be constructed with finishes that fit in with the "rural" feel of the neighborhood and in a style that is unobtrusive.



Signature

31 May 2023

Date



SITE LOCATION MAP
SCALE 1"=2000'

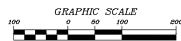
SITE STATISTICS:
ZONING - Rural-3
TOTAL SITE AREA - 41.89± ACRES
PROPOSED LOTS - 2
SBL: 14.00-1-6.1

Lots 1 & 2 of
MAG WITCZY
Book 1872 Of Deeds At Page 87
(ALBANY COUNTY AGRICULTURAL DISTRICT #3)

- FIELD REFERENCES:
1. REFERRED TO ALL RIGHTS, EASEMENTS OR RESTRICTIONS OF RECORD.
 2. EXAMINED TO NEAREST DATE OF PACE AN UP TO DATE ABSTRACT OF TITLE WOULD REFLECT.
 3. DATE TO BE OPEN CONSIDERED AT TIME OF FIELD SURVEY, SOME PHYSICAL FINDINGS MAY NOT BE CORRE.
 4. PHYSICAL SURVEY INFORMATION OBTAINED AT THE ONLY SOURCE OF INTEREST REVIEW.
 5. CONTINGENT BASED ON TOPIC SURVEY PERFORMED BY MCDONALD ENGINEERING, P.C.
 6. THIS PRESENT SURVEY IS SUBJECT TO ANY FUTURE SURVEY OF AN ADJACENT PROPERTY AND FUTURE ADJUSTMENTS WHICH MAY AFFECT THIS AREA, SUCH AS FUTURE ADJUSTMENTS MAY OCCUR, AND ARE NOT GUARANTEED TO CORRECT THIS AREA, SUCH AS FUTURE ADJUSTMENTS MAY OCCUR.

UNLICENSED ASSISTANCE IS ACCORDING TO THE STATE LAW IN A RELATION TO SURVEYING. FOR THE STATE SURVEYING LAW ONLY COURSE. SURVEYING COURSE AND WORKING STATE, STATE AND INTERNATIONAL. STATE.

© LUCARELLI/LAND SURVEYORS/ALBANY COUNTY, NY (L/2010) 11.27.12 REV 027



NO.	DATE	REVISION
00	09/06/07	ORIGINAL CONCEPT PLAN
01	10/15/07	ADDED HOUSE & POND TO EAST
02	10/26/07	ADDRESS PLANNING BOARD COMMENTS
03	02/15/08	ADD REVISED SURVEY INFO
04	05/21/08	REVISED HOMES & SEPTICS
05	06/05/08	GENERAL REVISIONS
06	07/15/08	NOTE NO. 6 ADDED & SEPTIC LOCATION REVISED

ALTERATIONS OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER ARE ILLEGAL.

PROJ. ENGR: DPC
DRAWN BY: JMM2
ASSEMBLED BY: JMM2
CHECKED BY: JMCD



John M. McDonald Engineering, P.C.
Public Works Engineering
Schenectady, New York

SUBDIVISION LANDS OF LUCARELLI
Town of Guiderland
Albany County, New York

GILBERT G. VANGUILDER, P.L.L.C.
LICENSE NO. 49324

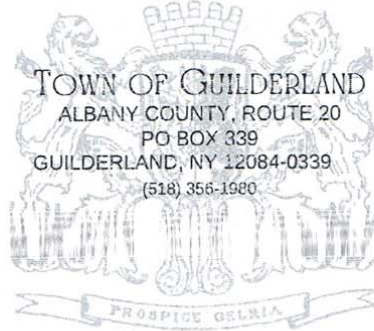
Gilbert VanGulder Land Surveyor, PLLC
Professional Land Surveyors
988 Route 146, Clifton Park, New York 12065
Telephone: (518) 383-0634
gvlansurveyors.com

PROJECT NAME:
2 - LOT SUBDIVISION

SHEET TITLE:
FINAL SUBDIVISION PLAT

SCALE: NOTED REFERENCE NUMBER:
DATE: OCTOBER 2007 SHEET NO. 1

PETER G. BARBER
SUPERVISOR



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. 4951

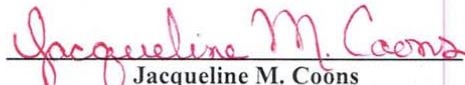
Request of Jospeh Candida for a Variance of the regulations under the Zoning Law to permit: the construction of a garage in a side yard.

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

For property owned by Amir Trutovic
Situating as follows: 2042 Old State Road Altamont, NY 12009
Tax Map # 14.00-1-6.12 Zoned: RA3

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 21th of June, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 6, 2023


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	14.00-1-4	Gretchen Chase Smith	2089 W Old State Rd,Altamont, NY 12009	
013089	14.00-1-7	Nicole J Pitts	2064 W Old State Rd,Altamont, NY 12009	
013089	14.00-1-13.2	Matthew T Beliveau	2157 W Old State Rd,Altamont, NY 12009	
013089	14.00-1-2.3	Kevin J Keppler	2079 W Old State Rd,Altamont, NY 12009	
013089	14.00-1-6.11	Eugene Reyes	2004 W Old State Rd,Altamont, NY 12009	
013089	14.00-1-6.12	Amir Trutovic	2042 W Old State Rd,Altamont, NY 12009	

4950

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

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

FEES:
COMMERCIAL - \$200
RESIDENTIAL - \$100
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION: PROPERTY

Name: SEAN OCONNOR

Address: 17 Seeley Drive
ALBANY NY Zip: 12203

Daytime Phone #: 518-431-9447

Date: 6/4/23

Email: SOCONNOR@GUILDERNET.COM

INFORMATION:

Owner: SOCONNOR

Location: GUILDERLAND - 17 Seeley Drive

Tax Map #: 51.07-BLK 1-PARCEL 9

Zoning: Residential 15

Acreage: _____

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: 6/4/23

To the Zoning Board of Appeals
Of the Town of Guilderland

I, SEAN O'CONNOR of 17 Seeley Drive
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: 17 Seeley Drive Zoning: Residential

2. Interpretation of the Zoning Ordinance is requested because:

TO BUILD 5 FEET FROM PROPERTY LINE AS TO ALIGN WITH DRIVEWAY AND LOOK SYMMETRICAL WITH HOUSE.

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

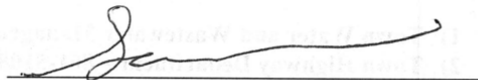
BUILD 5 FEET FROM FENCE / PROPERTY LINE

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

BUILD 5 FEET FROM PROPERTY LINE.

* 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

This is an addendum to the sheet from the town that is attached so that I may type my responses.

1) Whether an undesirable change will be produced in the character of the neighborhood or a deterrent to nearby properties will be created by changing the variance:

Reply: The proposed building will be constructed on the spot where there is a shed today. The building will be constructed so that it matches our house which is currently being remodeled so it will blend in nicely. It will be nice to block the view of the commercial parking lot next door and their dumpsters, so the view for my family will be greatly improved.

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the application to pursue other than the variance:

Reply: The only other option would be to erect some sort of an RV storage tent in order to protect the antique truck. We prefer to spend the additional money to build an attractive and more functional building which will blend in nicely with the surrounding area.

3) Whether the requested area variance is substantial:

Reply: Our request is to construct this building **five feet** from the property line as that will maintain the aesthetic look of the property and align it nicely with the driveway.

The desire is to match the look and feel of the building to the house which is currently being remodeled under a separate permit.

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

Reply: I would not expect there to be any impacts. This building will be going where an existing storage shed currently sits. (Please refer to Photos for visual details)

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

Reply: At the time of submission, we had the understanding that the requirement was 3 feet from the property line. After having our application reviewed, we were instructed that it is now 10 feet which would not be possible. In speaking with representatives of the town we were told it would be possible to apply for a variance to build it 5 feet from the line. After reviewing that option, we confirmed 5 feet would not cause a negative to our project.

Proposed Project Address:

17 Seeley Drive

Albany, New York 12203

Overview:

This project is to build a storage building for the purpose of safely storing a classic fire engine. The fire engine was purchased with the desire to bring it to parades, community events and other firematic activities in the town.

Request for Variance:

This request is to allow the building to be built **5 feet** from the property line which will keep it inline with the driveway.

This property borders two properties on the left side, one is a double lot and contains a swimming pool. The second is a commercial strip mall where a parking lot and garbage dumpsters sit against the fence.

The property to the rear is another commercial property where again we boarder a parking lot and garbage dumpsters.

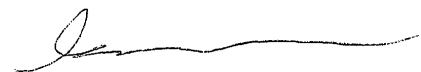
Included in this packet:

This packet includes the following detailed information for your reference. Additional information such as insurance certificates are on file with the building department for the contractor.

- Copy of the town Check list for variance.
- A copy of the property survey completed by Ausfeld & Waldruff Land Surveyors LLP.
- A copy of the proposed cement slab which would serve as the base for the building by Consultant Engineering Services PLLC.
- A copy of the building blueprints from Drafting Concepts on behalf of The Amish Barn Co of Oneonta NY.
- Three pages of photos of the property (Current State) with markers for proposed build area.
- A copy of the town "Area Variance Conditions" work sheet.

Thank you for your time and consideration.

Respectfully submitted,



Sean P. O'Connor



(Photo Above) - The purpose for this storage building is to provide a safe and secure location for my recently acquired classic fire engine.

This fire engine will be used for parades, community functions and potentially for fire safety & education with my department.



(Photo Above) - This photo is a view from the street. The proposed garage will go where the current shed sits today only it will be slightly larger to store the truck. The driveway is being widened as part of another already approved project and would simply be extended back to the garage.



(Photo Above) – This photo is from the side of the house. The proposed garage would start a few feet from where the current black top ends. Again, the garden, shed and firepit will be removed to accommodate this. On the left, it will boarder a commercial parking lot and garbage dumpsters and in the rear is another commercial parking lot.



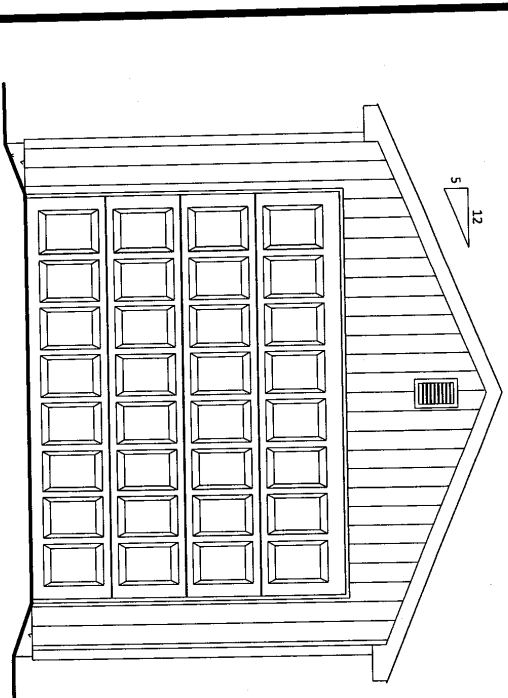
(Photo Above) - This photo shows the trees, dumpster and commercial parking lot which will be on the side of the garage. The red flag shows where the building would end, and then the garden that is removed will be moved to the rear of the building..



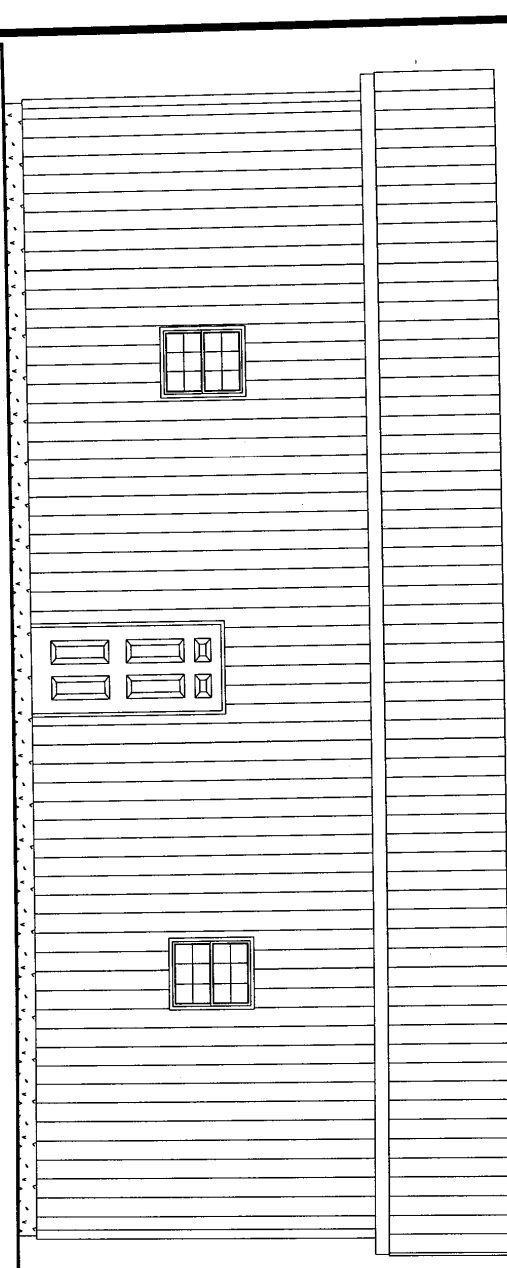
(Photo Above) – This photo shows the view from the rear of the property to the street. The shed sits inside where the new building would go.




(Photo Above) - This photo is a closer look at what the footprint of the new building would look like. The orange flags outline where the exterior wall closest to the house would run.

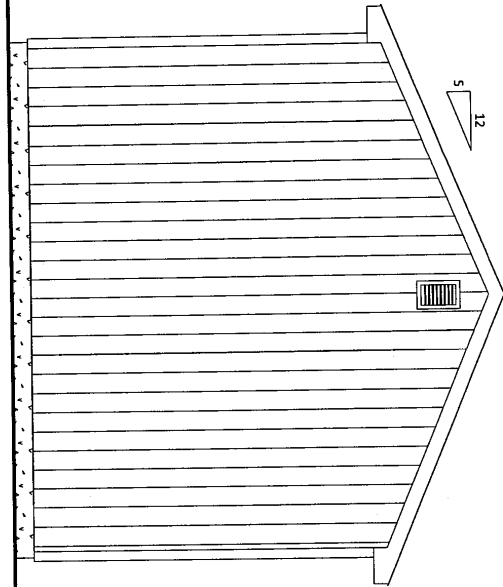


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

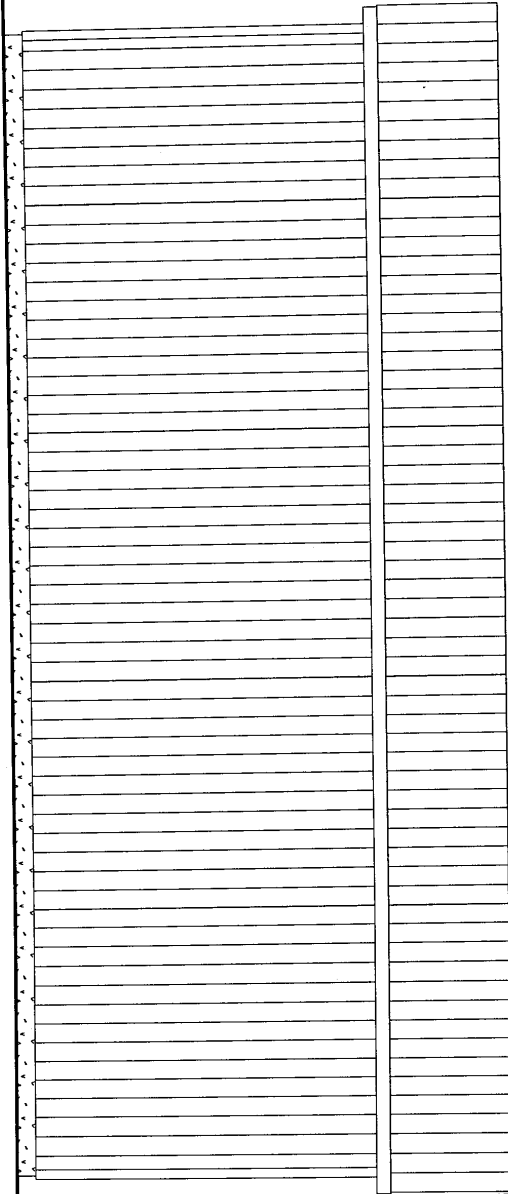


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"


<p>BUILDER: Amish Barn Co. 6048 State Hwy. 7 Oneonta, NY 13820</p>	<p>PROJECT: Sean O'Connor 17 Seelye Drive Albany, NY 12203</p>	<p>FINAL 4/6/23 E.S.</p>
 <p>DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net</p>		
<p>SCALE: AS NOTED</p>		
<p>SHEET TITLE: Elevations</p>		
<p>PROJECT NO.: D275-23</p>		
<h1 style="font-size: 48px; margin: 0;">6</h1>		

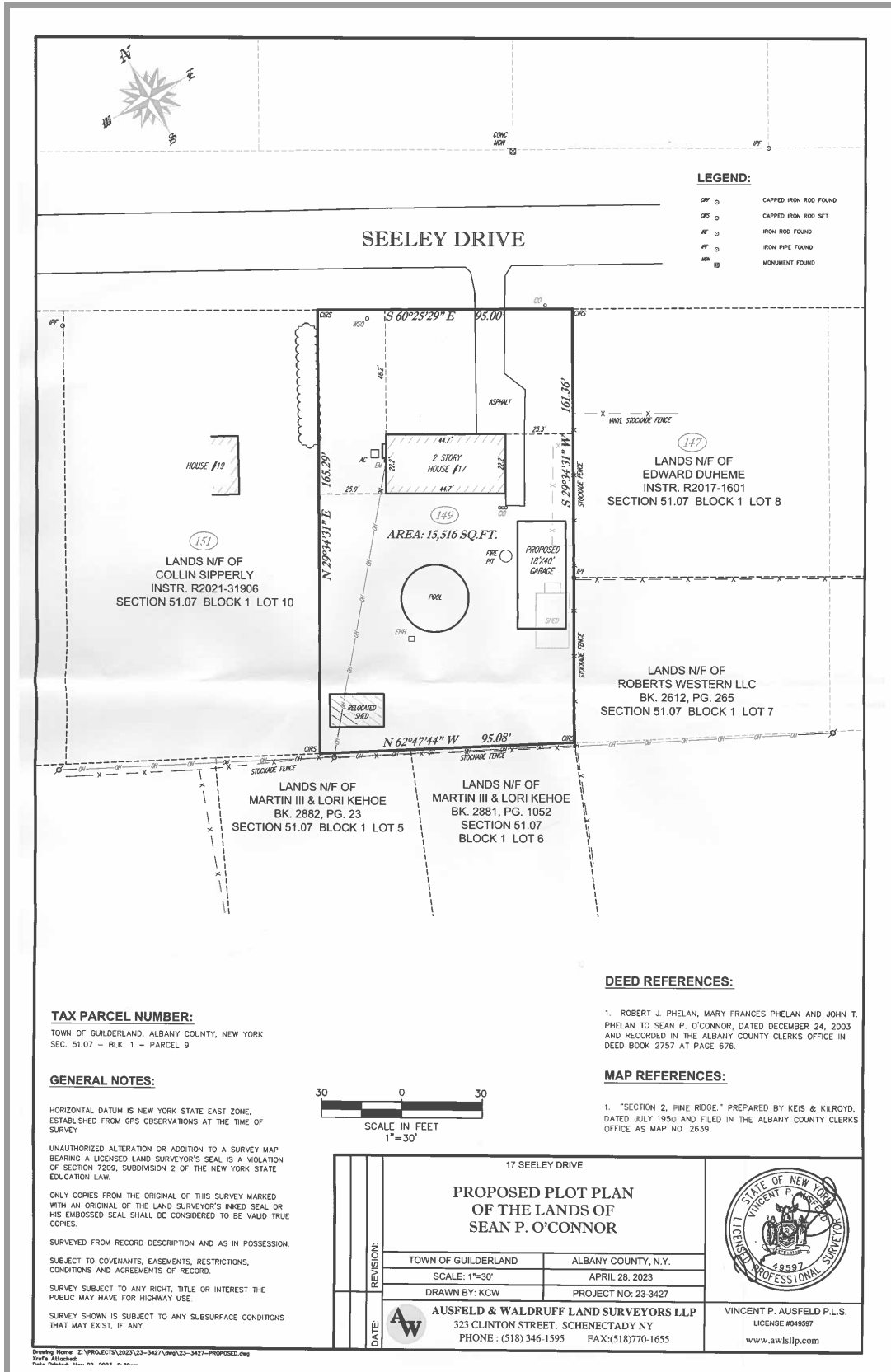


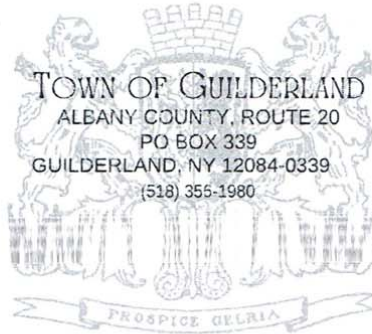
REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

<p>BUILDER: Amish Barn Co. 6048 State Hwy. 7 Oneonta, NY 13820</p>	
<p>PROJECT: Sean O'Connor 17 Sealey Drive Albany, NY 12203</p>	
FINAL	4/6/23
	E.S.
 <p>DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P: 717-442-5053 F: 717-370-5925 John@DraftingConceptsLLC.net</p>	
<p>SCALE: AS NOTED</p>	
<p>SHEET TITLE: Elevation</p>	
<p>PROJECT NO.: D275-23</p>	
<p>7</p>	





PETER G. BARBER
SUPERVISOR

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. 4950


Request of Sean OConnor for a Variance of the regulations under the Zoning Law to permit: a detached garage to be located in a 10ft setback.

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

For property owned by Sean OConnor
Situating as follows: 17 Seeley Drive Albany, NY 12203
Tax Map # 51.07-1-9 Zoned: R15

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 21st of June, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 6, 2023


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	40.20-1-32	Stephen C Mohr	22 Pine Knob Dr,Albany, NY 12203	
013089	51.07-1-3	PPRS Consulting LLC	1762 Central Ave,Albany, NY 12205	
013089	51.07-1-4	Suzan J Bojkovic Attn: Pines Motel	2019 Western Ave,Albany, NY 12203	
013089	51.07-1-5	Martin J Kehoe III	2009 Western Ave,Albany, NY 12203	
013089	51.07-1-6	Martin J Kehoe III	2009 Western Ave,Albany, NY 12203	
013089	51.07-1-7	Roberts Western LLC	1971 Western Ave,Albany, NY 12203	
013089	51.07-1-8	Edward Duheme	15 Seeley Dr,Albany, NY 12203	
013089	51.07-1-9	Sean P OConnor	17 Seeley Dr,Albany, NY 12203	
013089	51.07-1-10	Collin Sipperly	19 Seeley Dr,Albany, NY 12203	
013089	51.07-1-11	Nick Mitsios	21 Seeley Dr,Albany, NY 12203	
013089	51.07-1-12	Gary Brucker	23 Seeley Dr,Albany, NY 12203	
013089	51.07-1-13.1	Mary Ellen Durkin	3 Marie Ave,Albany, NY 12203	
013089	51.07-1-13.2	Ryan Gauck	5 Marie Ave,Albany, NY 12203	
013089	51.07-1-13.4	New York State c/o Capital District DDSO	Accounts Payable, 500 Balltown Rd,Schenectady, NY 12304	
013089	51.07-1-15	Joseph M Leathem	23 Pine Knob Dr,Albany, NY 12203	
013089	51.07-1-16	Michael J Markham	21 Pine Knob Dr,Albany, NY 12203-4956	
013089	51.07-1-17	Terrance Andres	19 Pine Knob Dr,Albany, NY 12203	
013089	51.07-1-18	Michael McGill	17 Pine Knob Dr,Albany, NY 12203	
013089	51.07-1-19	Lam Hoang Loan Nguyen	15 Pine Knob Dr,Albany, NY 12203	
013089	51.07-1-23	Robert Carle	5 Pauline Ave,Albany, NY 12203	
013089	51.07-1-24	Lara L Hammes	3 Pauline Ave,Albany, NY 12203	
013089	51.07-1-25	Mary Cameron	1 Pauline Ave,Albany, NY 12203	
013089	51.07-1-26	Michael Lemme	10 Seeley Dr,Albany, NY 12203	
013089	51.07-1-27	Timothy Leahy	12 Seeley Dr,Albany, NY 12203	
013089	51.07-1-28	Robert Hoffman	16 Seeley Dr,Albany, NY 12203	
013089	51.07-1-29	Kenneth H Handin	18 Seeley Dr,Albany, NY 12203	
013089	51.07-1-30	Kristen Lashway	2 Marie Ave,Albany, NY 12203	
013089	51.07-1-31	Susan Irwin	4 Marie Ave,Albany, NY 12203	
013089	51.07-2-46	Pan - Western LLC	2020 Western Ave,Albany, NY 12203	
013089	51.07-2-47	Joan Rosetti	427 New Karner Rd,Albany, NY 12205	
013089	51.08-1-29	Paul K Lyman	2 Pauline Ave,Albany, NY 12203	
013089	51.08-1-30	Damian G Zuloaga	8 Seeley Dr,Albany, NY 12203	
013089	51.08-1-31	Authur J Savoy III	11 Seeley Dr,Albany, NY 12203	
013089	51.08-1-32	Ruth E Cuthbert	P.O. Box 328,Guilderland, NY 12084	
013089	51.08-1-38	Net Lease Funding 2005 LP c/o Carrols LLC	Real Estate Legal Dept, 968 James St,Syracuse, NY 13203	

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

4953

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

FEEES:
COMMERCIAL -~~\$300~~ \$ 200
RESIDENTIAL -~~\$50~~ \$ 100
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION:	PROPERTY	INFORMATION:
Name: <u>Don Nagel</u>		Owner: <u>Don Nagel</u>
Address: <u>2005 Tina Court</u>		Location: <u>2005 Tina Court</u>
<u>Zip: 12303</u>		Tax Map #: <u>27.05-3-38.2</u>
Daytime Phone #: <u>518 542 7172</u>		Zoning: <u>R20</u>
Date: <u>5/12/23</u>		Acreage: _____
Email: <u>donald_nagel@hotmail.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: 5/12/20

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Don Nagel 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: 2055 Tina Ct. 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:

Installation of a pool within 10ft of the property line

* 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;

There will be no undesirable changes to nearby properties because the ~~pond~~ pool is ~~totally~~ property backed up to green space.

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;

There is no other way because of the layout of our property lines

3) Whether the requested area variance is substantial;

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 will not affect the neighborhood

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:

Our property lines necessitate us putting the pool in very specific area. NOT self created

PROJECT NARRATIVE

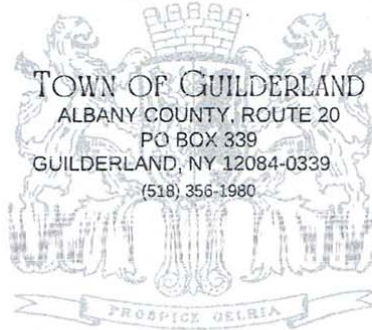
Please describe the reasons which necessitate the need for a variance including a brief detailed description of the project:

We are installing an inground pool. The property layout demands we put the pool in a very specific area. The starting of the pool will have to be within 10 feet of designated Greenspace of the Georgetown H.D.A.


Signature

5/12/23
Date

PETER G. BARBER
SUPERVISOR



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. 4953

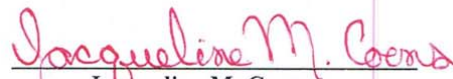
Request of Donald Nagel for an Area Variance under the Zoning Law to permit: the construction of an in ground pool within a required 10ft setback.

Per Articles IV & V Sections 280-40 & 280-51 respectively

For property owned by Donald Nagel
Situated as follows: 2005 Tina Court Schenectady, NY 12303
Tax Map #s 27.05-3-38.2 Zoned: R20

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 21st of June, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 6, 2023


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	27.05-1-6	Lisa M MacDonald	3045 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-7	John H DeWitt V	3043 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-8	David A Payton	3041 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-9	Robert S Retajczyk Jr	3039 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-10	Kenneth J & Joan M Preisser	3035 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-11	David Cohen	3033 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-12	George W Young Jr	3031 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-13	Mark E Olena	3029 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-14	Thomas J Holb	3027 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-15	Victoria M Santulli	3025 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-16	Kathleen Sharkey	3023 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-17	Laurie Fiscaletti	941 Alt-Voorh Rd,Altamont, NY	12009
013089	27.05-1-27	Kristine Leyden	3018 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-28	Roger I Goff Jr	3020 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-29	David Siracuse	3022 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-30	Victor Alcantara	3024 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-31	Lauren M Garbade	3026 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-32	Sandra Cipollo	3030 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-33	Ryan S Warren	3032 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-34	Steven J Simon	3034 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-1-35	James D Willy	3036 Williamsburg Dr,Schenectady, NY	12303
013089	27.05-2-25	Anthony Dorado	5001 Colonial Dr,Schenectady, NY	12303
013089	27.05-3-20	Patrick J Urban	4061 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-21	John D Abeel	4063 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-22	Shelley K Murray	4065 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-23	Rachel MacFarland	4067 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-24	L Linda Neeb	4069 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-25	Sanjay Samanta	4071 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-26	Rosa Gaucas	4073 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-27	Raul Bragheto	4075 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-28	Lucy Restifo	4066 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-29	Thomas P Marino	4064 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-30	Tracy E Fluty	4062 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-31	Sheryl N Gallo	4060 Georgetown Sq,Schenectady, NY	12303
013089	27.05-3-36	Georgetown Square Attn: Sentry Management	3 Lear Jet Ln Ste 220,Latham, NY	12210
013089	27.05-3-38.1	Bryan Best	2001 Tina Ct,Schenectady, NY	12303
013089	27.05-3-38.2	Donald Nagel Jr	2005 Tina Ct,Schenectady, NY	12303
013089	27.05-3-38.3	Kristopher Hacker	2004 Tina Ct,Schenectady, NY	12303
013089	27.05-3-38.4	Sanan Khan	2002 Tina Ct,Schenectady, NY	12303

**TOWN OF GUILDERLAND
CHECKLIST FOR VARIANCE**

4952

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

FEEES:
COMMERCIAL - \$200 # 36544
RESIDENTIAL - \$100
(payable to Town of Guilderland
prior to scheduling public hearing)

APPLICANT INFORMATION: PROPERTY

Name: GNS Group, Ltd.

INFORMATION:

Owner: Caddis LLC

Address: 97 N Clinton St.
Poughkeepsie, NY Zip: 12601

Location: 2123 Western Ave.

Tax Map #: 51.02-1-20

Daytime Phone #: 845-471-4366

Zoning: BNRP

Date: 5/15/23

Acreage: 3.2

Email: nforrestegnsgroutd.com

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: 5/15/93

To the Zoning Board of Appeals
Of the Town of Guilderland

I, Nancy Forrest of GNS Group, Ltd.
herby 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: 2123 Western Ave. Zoning: BNRP

2. Interpretation of the Zoning Ordinance is requested because:

n/a

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

n/a

* 4. Variance to the Zoning Ordinance is requested for: installing a single wall sign over the storefront

* 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.

Nancy Forrest
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;

There will be no undesirable change in the character of the neighborhood as there is currently a logo on the face of the building. Because it is a picture, and not words, it is not considered a sign. The new sign has words so we need an area variance for square footage.

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;

There is no other option as the building needs a store front sign. Technically it currently has one larger than the proposed sign. It did not require a variance because it is a picture not words.

3) Whether the requested area variance is substantial;

The proposed sign is less sq. footage than what currently exists on the storefront.

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

There will be no adverse effects or impacts because the building is in a commercial zone with signage.

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:

The difficulty was not self created. The new owner saw a sign on the building and planned on replacing it all along. It is very unusual for a town to that consider what is currently there a sign. It is because it is a picture without words.

PROJECT NARRATIVE

2123 Western Ave. has been a Car Wash and is rebranding as a new Car Wash. The current signage on the property consists of a freestanding sign and a front wall sign.

Because the current wall sign is just a logo of an arm and boxing glove (no words) it is not considered sign square footage. The sign we wish to install is less square footage but has words in the logo.

The new pylon sign has been approved and given a permit but we need an area variance to install the proposed wall sign.

Client: Project Location: 97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4346 - phone
 845-471-0987 - fax
 www.gnsgroupltd.com

File Name: Splash Car Wash, 2123
 Guilderland, NY 12084
 Proposed Signage.cdr

Professional Engineer Seal:
 JOHN DOUGLAS TULLER
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 077703-1

Client Approval: 2/27/2023
 tvsd
 3/9/2023

Date: _____

Sheet: 3.3

Scale: 1" = 9'

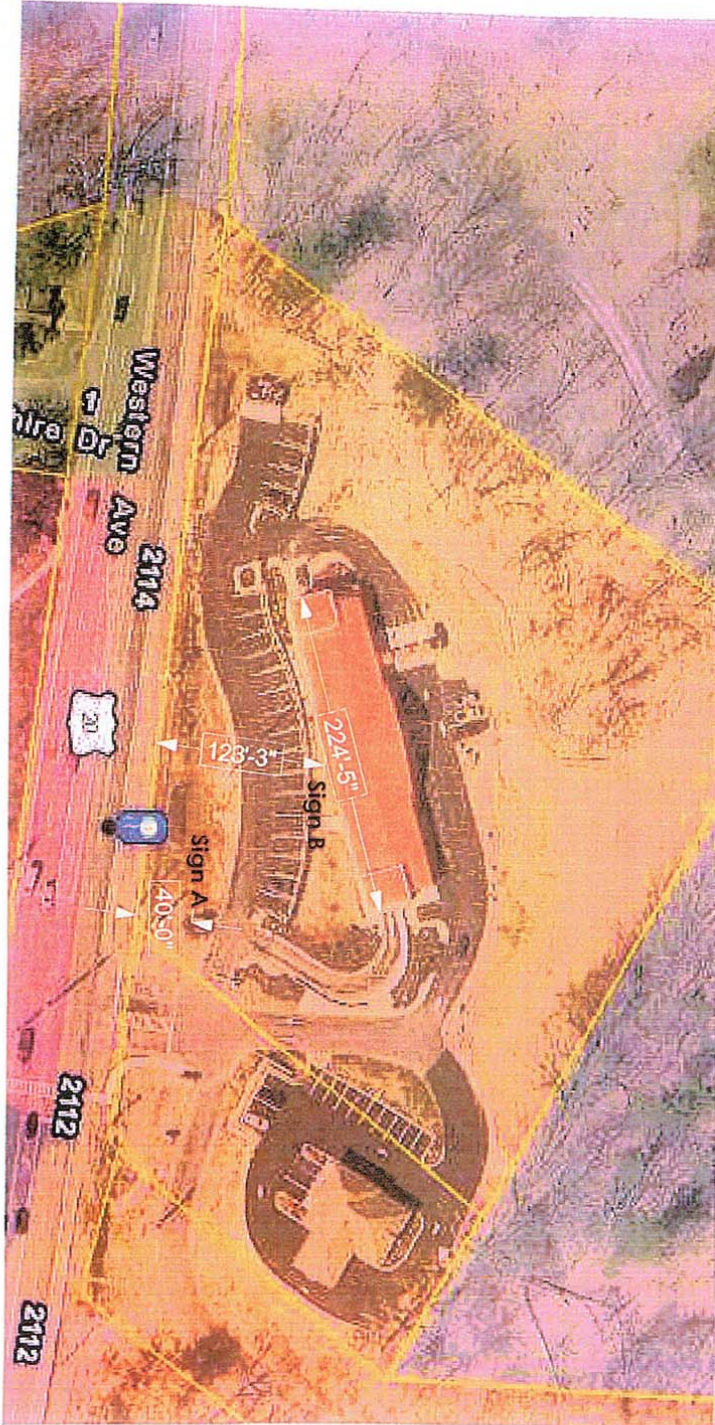
64.5 SF Sign
 Internally illuminated Sign
 Cabinet, aluminum framing with
 translucent acrylic faces with
 white LEDs.

The diagram is the property of GNS Group Inc. and may not be reproduced without written consent. All such items on this diagram, conditions of the State of New York, and the State of New York, are the property of GNS Group Inc. and may not be reproduced without written consent. If exact color samples are necessary for this project, you may request a physical color sample for an additional fee.



Sign A: Freestanding Sign [to replace existing]

Sign B: Wall Sign [to replace existing logo]



GNS
 97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgrouppld.com

Client \ Project Location: File Name:
 Splash Car Wash, 2123
 Western Ave.,
 Guilderland, NY 12084
 [former knockout
 CarWash]

Date: 2/27/2023
Date: 3/28/2023
 Proposed
 Signage.cdr

Client Approval:
 Date: _____

This diagram is the property of GNS Group and may not be reproduced without written permission. All rights reserved. Agreement has been reached on the terms and conditions of the sale of this land to the undersigned. The undersigned, GNS Group, Inc., has reviewed and approved this site plan and agrees to provide the necessary physical color sample for an additional fee.

Sheet: Sign Site (Plot) Plan



**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

RECOMMENDATION DATE: June 15th, 2023

Case #: 10-230604251
Project Name: 2123 Western Avenue - Signage
Project Location: 2123 Western Avenue
Tax Map Number: 51.02-1-20
Referring Agency: Town of Guilderland Zoning Board of Appeals
Considerations: Area variance for the installation of a wall sign.

ACPB Recommendation: Defer to local consideration

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

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

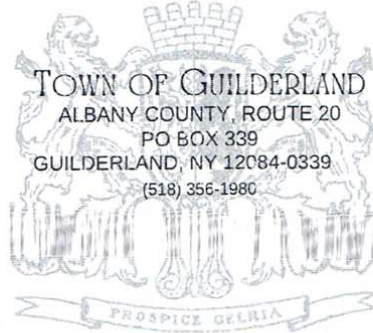
LOCAL DECISION ON PROJECT:

- 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: _____



PETER G. BARBER
SUPERVISOR

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. 4952

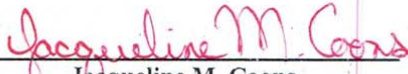
Request of GNS Group for a Variance of the regulations under the Zoning Law to permit: the installation of new signage to identify the Splash Car Wash with a total of 150sf of signage.

Per Articles IV & V Sections 280-26 & 280-51 respectively

For property owned by Cadet 23 LLC
Situated as follows: 2123 Western Avenue Guilderland, NY 12084
Tax Map # 51.02-1-20 Zoned: GB

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 21st of June, 2023 at the Guilderland Town Hall beginning at 7:00pm.

Dated: June 6, 2023


Jacqueline M. Coons
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	51.02-1-17	Yelnah LLC	2093 Western Ave,Guilderland, NY 12084	
013089	51.02-1-18	Foundation of New York	2113 Western Ave,Guilderland, NY 12084	
013089	51.02-1-19	Sunmark Credit Union	1187 Troy Schenectady Rd,Latham, NY 12110	
013089	51.02-1-20	Cadet 23 LLC	902 Carnegie Ctr Blvd Ste 520,Princeton, NJ 08540	
013089	51.02-2-2	RP Associates of Albany LP	255 Washington Ave Ext,Albany, NY 12205	
		Tri City Rentals		
013089	51.02-2-3	State Employees Federal	700 Patroon Creek Blvd,Albany, NY 12206-1067	
013089	40.00-2-11/1	Prospect Hill Cemetery Assoc	Daniel Marinberg, Gen Counsel, 750 Park of Commerce Dr Ste 200,Boca Raton,	
		Attn:Vertical Bridge Devel LLC		

Rear Facade

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



Application for Sign Permit

DATE: 5/24/23

APPLICANT INFORMATION:

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

Owner Twelve Ten Western Ave LLC
Mailing Address 1210 Western Ave

Daytime Phone # 518-399-9291
Property Address 1206 Western Ave

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: _____ X _____ & _____ X _____
178" X 20" size of letters/symbols
 one sided or _____ two sided
24 sf per side total sf of signage
28.58' total height of sign
24 total sf of other signs for property
48 total sf of all signs combined for business

ESTIMATED COST 5140⁰⁰
FEE 100⁰⁰

** 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.

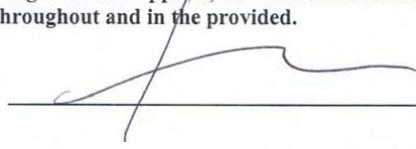
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

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) Channel Letters (Back of Building)

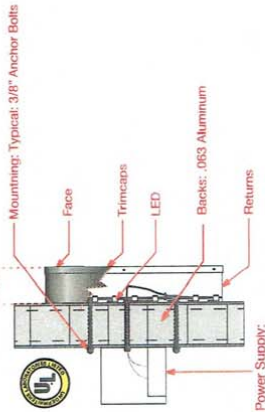
Qty: (1) Set
Mounting: Flush Mount

TOTAL SQ FOOTAGE: 42.75 sqft

- Colors:
- Avery 900 Red
 - White Polycarbonate
 - Returns: PMS Cool Gray 7C
 - Trimcap: Metallic Silver

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

TYPICAL - Section Detail



*Note: All fasteners to be non-ferrous and all penetrations shall be sealed water tight



Photo Representation of Approximate Sizing



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

Client: Smoothie King
Project: Channel Letters
Location: Western Avenue

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

Date: _____
Date: _____

File Name: e41033_B.fs
Salesperson: Carly
Designer: Jen Spash | Edit: Lisa | Edit: Nikki
Date: 05/19/2023

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Front facade

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



Application for Sign Permit

DATE: 5/26/23

APPLICANT INFORMATION:

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

Owner Twelve Ten Western Ave LLC
Mailing Address 1206 Western Ave
Albany NY

Daytime Phone # 518-399-9291

Daytime Phone # _____

Property Address 1206 Western Ave

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: _____ X _____ & _____ X _____
18' X 23' size of letters/symbols
 one sided or _____ two sided
24 sf per side _____ total sf of signage
28.5' total height of sign
24 total sf of other signs for property
48 total sf of all signs combined for business

ESTIMATED COST 5140.00
FEE 1000

** 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.

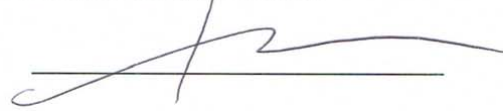
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

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: _____

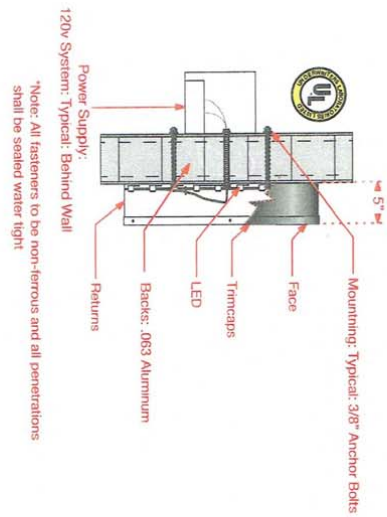
Sign permit # :

Channel Letters


Qty: (1) Set
Mounting: Flush Mount

TOTAL SQ FOOTAGE: 42.75 sqft

- Colors:
- Avery 900 Red
 - White Polycarbonate
 - Returns: PMS Cool Gray 7C
 - Trimcap: Metallic Silver




28.58 in



39.89 in

216 in



172.29 in

20.31 in

Photo Representation of Approximate Sizing



Client: Smoothie King
 Project: Channel Letters
 Location: Western Avenue

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

Date: _____

File Name: e41033.fs
 Salesperson: Carly
 Designer: Jen Spash / On File
 Date: 12/21/2022

Original drawings and designs are the property of ASJ Sign Co. and may not be duplicated or reproduced in whole or part in a drawing or otherwise without the written consent of ASJ Sign Co. ASJ Sign Co. shall be held responsible for the quality of design. Design's responsibility are available for purchase for your convenience. All prices are open request.

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



Application for Sign Permit

DATE: 6/20/2023

APPLICANT INFORMATION: ERIC CHEN

Name <u>Hong Tai Contract LLC</u>	Owner <u>Wolamir Companies Inc.</u>
Mailing Address <u>1252 Central Av</u>	Mailing Address <u>1704 Western Av</u>
<u>Albany NY 12205</u>	<u>Albany NY 12203</u>
Daytime Phone # <u>518 982 6652</u>	Daytime Phone # <u>239 233 0802</u>
Property Address <u>1704 Western Av</u>	<u>Albany NY 12203</u>

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: 30" X 125" & 27" X 117"
 _____ X _____ size of letters/symbols
 _____ one sided or _____ two sided
 _____ sf per side 50 total sf of signage
 _____ total height of sign
 _____ total sf of other signs for property
 _____ total sf of all signs combined for business

ESTIMATED COST 6886.00
FEE 10.00
pc R# 35333

** 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

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.

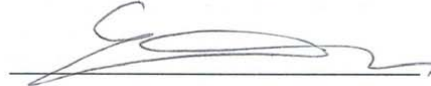
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

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 # :

Hong Tai
1252 Central Svc, Albany, NY 12205
518-982-6652

File Name: JIBEICHUAN.LING /s
 E-mail address:

7'-30" ILLUMINATED CHANNEL LETTER SIGNAGE DETAILS

Channel letter specs
 Individually mounted LED channel letters

LETTER RACEWAY INSTALLATION DETAIL

144" ILLUMINATED CHANNEL LETTER SIGNAGE DETAILS

Channel letter specs
 Individually mounted LED channel letters

LETTER RACEWAY INSTALLATION DETAIL

RACEWAY ALUMINUM BOX 2" THICK & IVORY COLOR
 TOTAL IS :30"X125.89"-28.22SQ'

RACEWAY ALUMINUM BOX 2" THICK & SAGE COLOR AS WALL
 TOTAL IS :30"X125.89"-28.22SQ'

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



Application for Sign Permit

DATE: 5-17-2023

APPLICANT INFORMATION:

Name Andrew T. Frank
Mailing Address 1816 Western Ave.
Albany Ny 12203

Owner Andrew T. Frank
Mailing Address 1816 Western Ave.
Albany NY 12203

Daytime Phone # 518-456-3551
Property Address 1816 Western Ave. Albany NY 12203

Daytime Phone # 518-456-3551

Please fill in the appropriate information: Sign face-panel replacements only

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

SIZE OF SIGN:	<u>21"</u> 15.48	<input checked="" type="checkbox"/> <u>96"</u> 14.79	&	<u>62"</u> 57.28	<input checked="" type="checkbox"/> <u>34"</u> 113.62	size of letters/symbols		ESTIMATED COST	<u>\$1944.00</u>
	<u>28.64</u>	<input type="checkbox"/> one sided or	<input checked="" type="checkbox"/> two sided	<u>57.28</u>	<u>113.62"</u>	total sf of signage		FEE	<u>\$150.00</u>
	<u>113.62"</u>	total height of sign							
	<u>N/A</u>	total sf of other signs for property							
	<u>31.01</u>	total sf of all signs combined for business							

** 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)
Existing external ground lights.

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

Fees: Temporary Banner \$50 each
 Sign Panel Replacement \$75 each (1-sided or 2-sided)
 New Sign \$100 each

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.

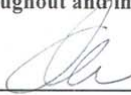
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1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

***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:

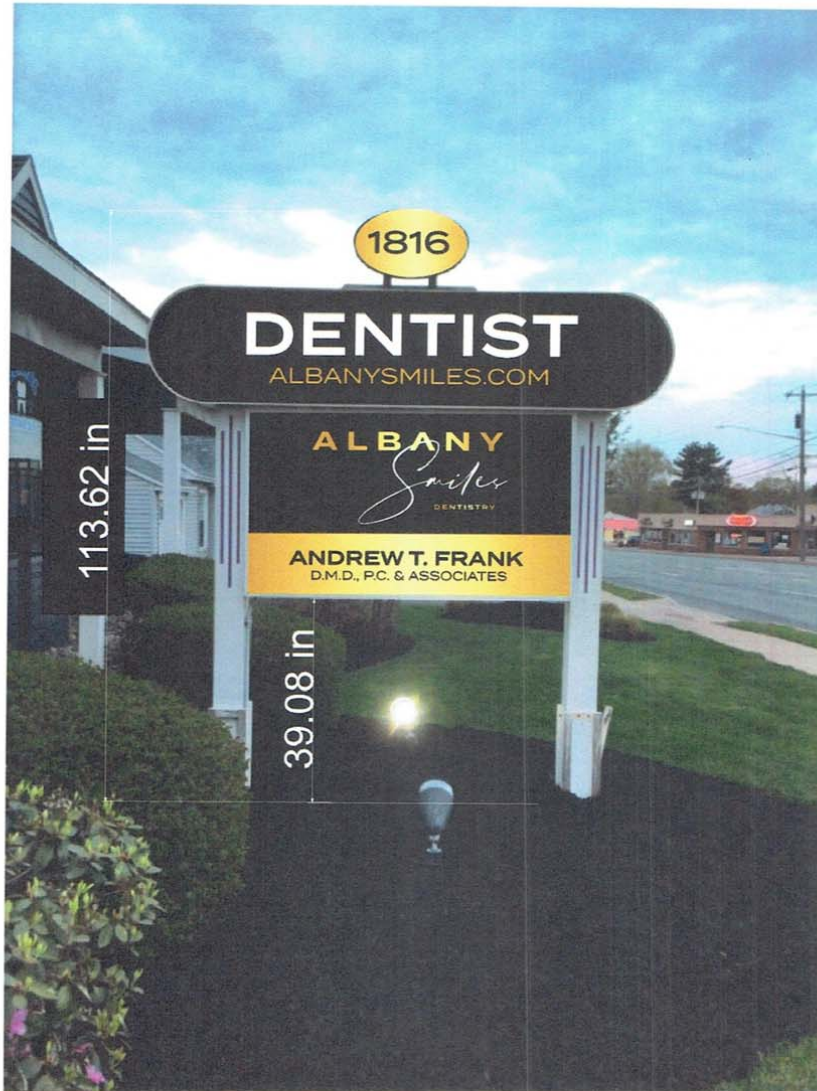
Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: _____ Denied: _____

Sign permit # :



Quantity: 1 double sided sign

Size: Upper lit section: 21"X96" Lower section: 62"X34"

Material: Upper lit section: Faces to be from 3/16" Translucent white acrylic, have translucent graphics, and a 1" trim cap. Lower Section: 3/16" polycarbonate with DTS printed graphics, and laminated

Mounting: signs to be installed into existing retainers

This proof is not submitted for color approval or print quality. Please proof read carefully upon receipt. Colors viewed on monitors may vary slightly from actual colors in final production. If color critical, please provide accurate color samples (ie: pantons, paint swatches, etc.) Signed proofs indicate review and acceptance of the proof. Once proof is signed and returned with approval, we are not responsible for any discrepancies regarding color, spelling or materials used in production.

PROOFS MUST BE SIGNED AND RETURNED VIA EMAIL OR FAX BEFORE PROCEEDING

ADIRONDACK SIGN COMPANY
 72 Ballston Ave., Saratoga Springs, NY 12866
 p: 518.409.5191 f: 518.478.8489
 www.AdkSignCo.com

Customer: Albany Smiles
 Project & Est#: 17460
 Designer: Kelsey
 Date: 5/4/23
 Revision Date:

Approved As Is: _____ Signature/Date

Approved with Corrections; no further proof needed: _____

Revisions Required; New proof needed:

Sign A - Freestanding Sign

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



Application for Sign Permit

DATE: April 4, 2023

APPLICANT INFORMATION:

Name GNS Group - Gilded Signs
Mailing Address 97 N Clinton St.
Poughkeepsie, NY 12601

Owner Cadet 23 LLC
Mailing Address 902 Carnegie Center Blvd
Suite 520
Princeton, NJ 08540

Daytime Phone # 845-471-4366

Daytime Phone # 609-436-0619

Property Address 2123 Western Ave, Guilderland, NY

Please fill in the appropriate information:

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

SIZE OF SIGN: 1' x 7' & 5'-1" x 6'-5" * please indicate length of time requested

one sided or two sided size of letters/symbols see attached

39.6 sf per side 72.2 total sf of signage ESTIMATED COST FEE \$100.00

14'-6" total height of sign

64.5 total sf of other signs for property

142.7 total sf of all signs combined for business

** 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

Fees: Temporary Banner \$50 each
Sign Panel Replacement \$75 each (1-sided or 2-sided)
New Sign \$100 each

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.

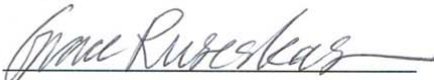
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

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.


 GRACE RUSESKIAS, GMS GROUP

FOR OFFICE USE ONLY

Reviewed by:

Date:

Check # and amount for building permit:

Scheduled for hearing on:

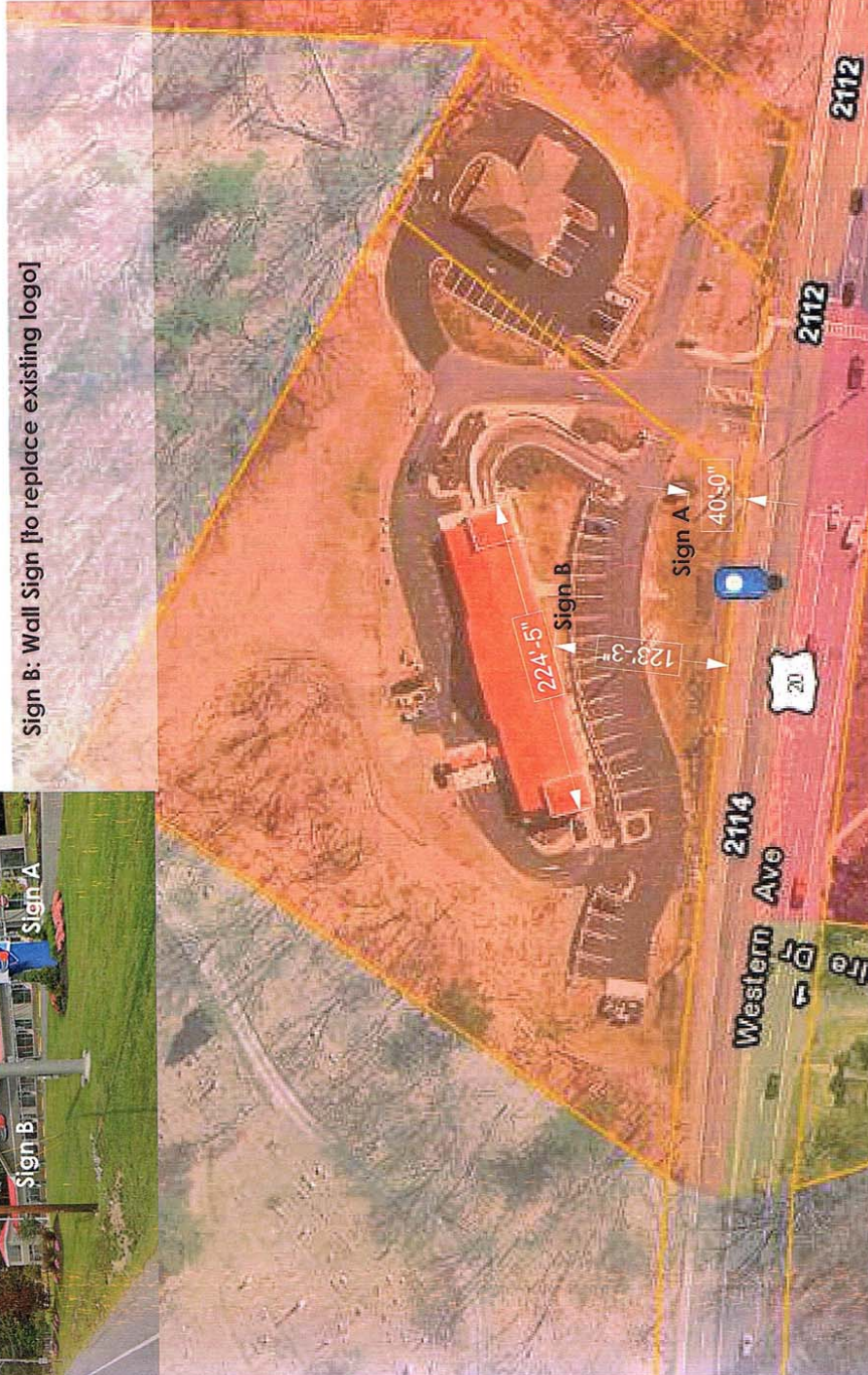
Approved: _____ Denied: _____

Sign permit # :



Sign A: Freestanding Sign [to replace existing]

Sign B: Wall Sign [to replace existing logo]



Sheet:
Sign
Site
(Plot)
Plan

This diagram is the property of GNS Group Inc. and may not be reproduced without the agreement has been reached as to the terms and conditions of the sale of this property.
 GNS Group Inc. Member of the GNS Group
 Laboratories Inc. Member of the GNS Group

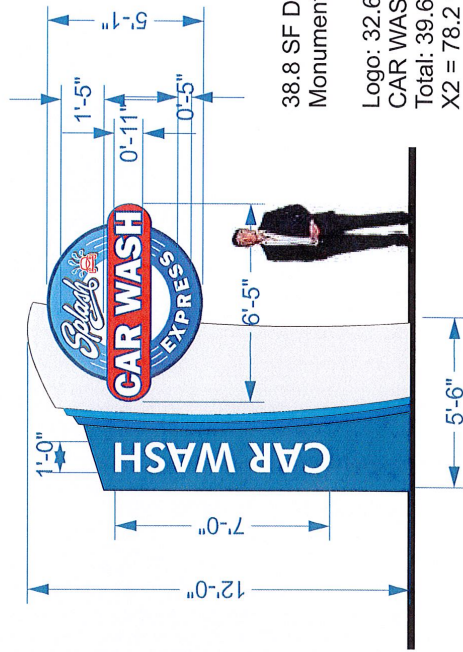
Client Approval:

Client's Project Location: File Name: Splash Car Wash, 2123 Western Ave., Guilderland, NY 12084 [former Knockout CarWash]
 Date: 2/27/2023
 Date: 3/28/2023

97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroupllc.com



Please note that the colors represented on this plan are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, you may request a physical color sample for an additional fee.



38.8 SF Double Sided, Monument Sign

Logo: 32.6 SF
 CAR WASH 7.0 SF
 Total: 39.6
 X2 = 78.2 where 80 is allowed.

Internally illuminated
 Logo Sign Cabinet.
 Illumination by LEDs.
 Signs to be fabricated with
 welded aluminum framing
 and faced with translucent
 acrylic.

Scale: 1" = 56.2"

SIGN, MONUMENT

A sign which is permanently affixed to the ground at its base and supported entirely by a solid base structure only.

97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgrupp.com



Client\ Project Location: File Name:
 Splash Car Wash, 2123
 Western Ave.,
 Guilderland, NY 12084
 [former Knockout
 CarWash]

Date: 2/27/2023
 rvsd
 3/9/2023
 5/24/2023

Client Approval:

Sheet:

2.2

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 © GNS Group Ltd. 2023
 All rights reserved.
 Please note that the colors represented on this print are not necessarily the actual colors of the finished product. All computer screens, cell phone screens and printers display color in different ways. If exact colors are necessary for this project, you may request a physical color sample for an additional fee.

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



Application for Sign Permit

DATE: June 21, 2023

APPLICANT INFORMATION:

Name Sara + Dwayne Robinson Owner God's Own Properties, Inc
Sara + Dwayne Robinson
Mailing Address 7 Hammerstone Mailing Address 5180 Western
Ln Altamont NY Turnpike
12009 Altamont, NY 12009
Daytime Phone # 518-860-0164 Daytime Phone # 518-860-0164
Property Address 5180 Western Turnpike Altamont NY 12009

Please fill in the appropriate information:

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

SIZE OF SIGN: 34" X _____ & 64" X _____
X size of letters/symbols
_____ one sided or two sided
sf per side _____ total sf of signage
34" total height of sign
N/A total sf of other signs for property
_____ total sf of all signs combined for business

ESTIMATED COST 2,500
FEE 75
RW 2435332

** 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

Fees: Temporary Banner \$50 each
Sign Panel Replacement \$75 each (1-sided or 2-sided)
New Sign \$100 each

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:

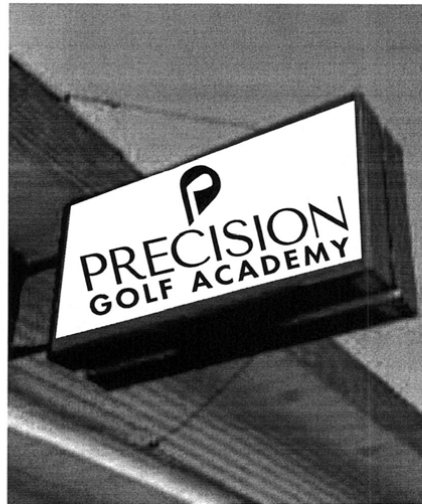
Approved: _____ **Denied:** _____

Sign permit # :

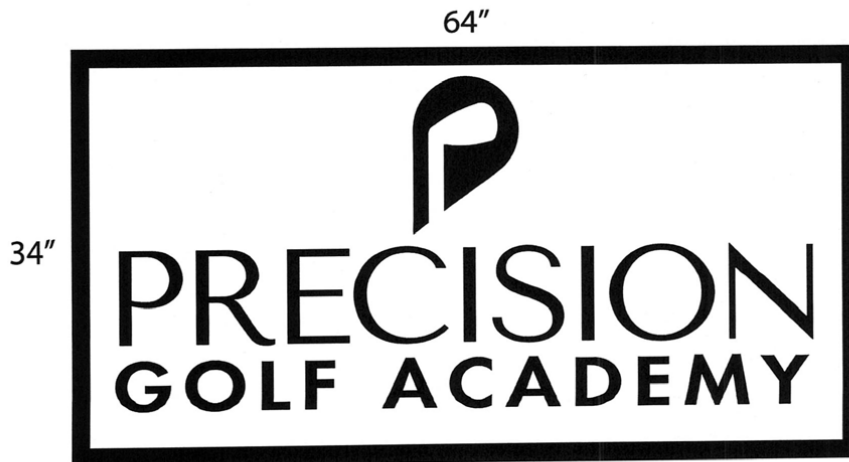


ARCHITECTURAL; NEON; VEHICLE LETTERING;
POINT OF PURCHASE; BANNERS; ELECTRIC
BACKLIT; ADA & BRAILLE
DESIGN, FABRICATION AND INSTALLATION
tel: 237-5774 fax: 237-1410

PROOF



Replace existing 34"X64" polycarbonate signs in electric box with 2 new panels



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



Application for Sign Permit

DATE: 6/5/83

APPLICANT INFORMATION:

Name RAY SIGN
Mailing Address 28 COLONIAL
AVE. SCHENECTADY
N.Y. 12304
Daytime Phone # 518-377-1371
Property Address 5 ~~N~~ KARNER
KARNER PLAZA

Owner MONETI FINE Jewelers
Mailing Address 5 KARNER Rd.
GUILDERLAND, NY
12084
Daytime Phone # 845-542-5247

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: 35" X 84" & X
19.75 X 6.75 size of letters/symbols
 one sided or two sided
20.4 /sf per side 20.41 total sf of signage
14'2" total height of sign
total sf of other signs for property
20.41 total sf of all signs combined for business

ESTIMATED COST \$ 3200.00
FEE

** 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

Fees: Temporary Banner \$50 each
Sign Panel Replacement \$75 each (1-sided or 2-sided)
New Sign \$100 each

ARTWORK APPROVAL FORM



ATTENTION:

Your order will include 15 minutes of design time which is part of the initial price quoted (split between 1" & 2" layouts). Additional design time will be billed in increments of 15 minutes at \$30 per additional time.

Monitors & printers are not uniform in the display of colors, please do not assume what is displayed or printed will be the exact colors received on signage.

RAY SIGN
INCORPORATED
28 COLONIAL AVENUE PR.: 518-377-1371
SCHENECTADY, NY Fax: 518-377-2704
www.RaySignInc.com

DATE: 6/6/2023	FILE NAME: Moneti Fine Jewelers 6_6_2023
CUSTOMER: Moneti Fine Jewelers	
<input type="checkbox"/> APPROVED • I have carefully checked this proof for errors and omissions and approve production without changes. I accept responsibility for any errors once this form is signed.	
<input type="checkbox"/> CHANGES NEEDED • I have clearly marked the changes to the artwork and would like an additional proof prior to production.	

PLEASE SIGN

PLEASE CHECK THIS PROOF CAREFULLY FOR ERRORS AND OMISSIONS. Your signature below constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. RAY SIGN will not accept liability for errors overlooked at this stage of proofing. Any design not provided by the customer is sole property of RAY SIGN unless purchased by client. Any duplication or unauthorized usage, without written permission or purchase is prohibited. All files should be provided in CMYK format or contain specified PMS colors. RAY SIGN is not responsible for product that has a color shift during the conversion to CMYK format. When an exact color match is needed be sure to specify PMS spot colors. Exact color matches are not always possible.

SIGNATURE _____

Art Path: Russ Hazen Jr./Sales

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



Application for Sign Permit

DATE: 6/16/23

APPLICANT INFORMATION:

Name RAY SIGN Owner DIANNE'S QUILT
Mailing Address 29 Colonial Ave Mailing Address 3637 CARMEN Rd
Schenectady, N.Y Guilderland
12304
Daytime Phone # 518-377-1371 Daytime Phone # 518-598-9868
Property Address 3637 CARMEN ROAD

~~FACE CHANGE ONLY~~

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: 35 3/4" X 119 3/4" X _____
9 1/4" X 74" size of letters/symbols
 one sided or two sided
29.72 sf per side 29.72 total sf of signage
14' total height of sign
_____ total sf of other signs for property
29.72 total sf of all signs combined for business

ESTIMATED COST 900.00
FEE 75.00
R# 35330

** 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

Fees: Temporary Banner \$50 each
Sign Panel Replacement \$75 each (1-sided or 2-sided)
New Sign \$100 each

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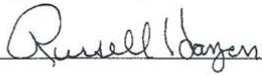
Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

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:

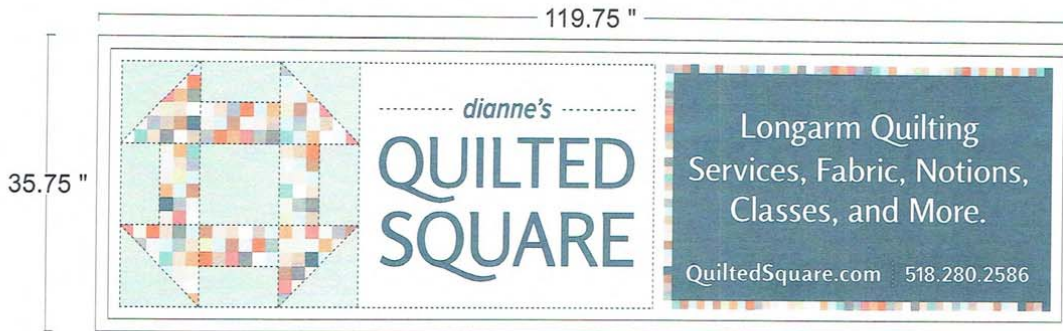
Scheduled for hearing on:

Approved: _____ Denied: _____

Sign permit # :



ARTWORK APPROVAL FORM



ATTENTION:

Your order will include 15 minutes of design time which is part of the initial price quoted (split between 1st & 2nd layouts). Additional design time will be billed in increments of 15 minutes at \$30 per additional time.

Monitors & printers are not uniform in the display of colors, please do not assume what is displayed or printed will be the exact colors received on signage.

UL #E90515

RAY SIGN
INCORPORATED

28 COLONIAL AVENUE Ph. 518-377-1371
SCHENECTADY, NY Fax 518-377-2704
www.RaySignInc.com

DATE: 6/19/2023 FILE NAME: Quilted Square

CUSTOMER: Quilted Square

APPROVED • I have carefully checked this proof for errors and omissions and approve production without changes. I accept responsibility for any errors once this form is signed.

CHANGES NEEDED • I have clearly marked the changes to the artwork and would like an additional proof prior to production.

PLEASE CHECK THIS PROOF CAREFULLY FOR ERRORS AND OMISSIONS
Your signature below constitutes acceptance of full responsibility for all errors, omissions and legal and ethical compliance in this document. RAY SIGN will not accept liability for errors overlooked at this stage of proofing. Any design not provided by the customer is sole property of RAY SIGN unless purchased by client. Any duplication or unauthorized usage, without written permission or purchase is prohibited. All files should be provided in CMYK format or contain specified PMS colors. RAY SIGN is not responsible for product that has a color shift during the conversion to CMYK format. When an exact color match is needed be sure to specify PMS spot colors. Exact color matches are not always possible.

PLEASE SIGN

SIGNATURE

Art Path: Russ Hazen/Sales

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



Application for Sign Permit

DATE: 6/5/23

APPLICANT INFORMATION:

Name Tina Arcuri
Mailing Address 1400 Ashton Glenn Dr
Surfside Beach, SC 29575

Owner SEFCU
Mailing Address 700 Patroon Creek Rd
Albany, NY 12206

Daytime Phone # (631)943-5988
Property Address 763 Route 146, Altamont, NY 12009

Daytime Phone # (800)727-3328

Please fill in the appropriate information:

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

SIZE OF SIGN: 3' 8-1/4" X 7' 2-5/8" & _____ X _____
1' X 7' 2-5/8" size of letters/symbols
X one sided or _____ two sided ESTIMATED COST _____
_____ sf per side _____ total sf of signage FEE _____
13' total height of sign
_____ total sf of other signs for property
_____ total sf of all signs combined for business

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

ILLUMINATION: X 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:

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

Fees: Temporary Banner \$50 each
Sign Panel Replacement \$75 each (1-sided or 2-sided)
New Sign \$100 each

**LOCATION - E02
PROPOSED**

Action:	Remove and replace
Sign Type:	BSIF1
Description:	Blue Stacked Channel Letters - Blue Face (Illuminates White) - Trincap
Repair Action:	Facade will need patching and painting of the two square areas that hold the sign
Signage Text:	Broadview Logo
Comments:	Clear space top & bottom: 1'-1". Clear space L & R: 1'-2 3/4"

EXISTING

Height:	2'-4"	Available Height:	5'-10"
Width:	-	Available Width:	9'-8"

IBI Broadview	Not Production Art - For rendering purposes only Site ID: BCU-3 Altamont Branch Client: Broadview Project: Re-brand Title: Exterior Date: 02/06/2023 Drawn By: CD Checked By: - Scale: N/A Revision: D Page: 8
------------------------	--

LCF / THK	E02: PROPOSED & EXISTING	By
Checked: ERA	BROADVIEW BCU-3	
EE Job#: 100-25314	2035 LAKESIDE CENTRE DR. SUITE 250	
Created: 5/24/2023	KNOXVILLE, TN 37922	

ELROD ENGINEERING	S-4
871 Seven Oaks Blvd., Suite 219 Knoxville, TN 37917 615-599-7495	

2035 Lakeside Centre Dr. Suite 250
T: 4851.002.4029 F: 4851.692.4104

13'-0" TO GRADE

7'2 5/8"

3'8 1/4"

2'2 3/8"

1"

It is the responsibility of the Professional Engineer to ensure that the work is done in accordance with the laws and regulations of the State of New York and the Board of Regents of the State University of the State of New York.

5/24/2023