



GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
P A C K E T
JANUARY 6, 2021
07:00 PM

A G E N D A
GUILDERLAND ZONING BOARD
ZONING BOARD OF APPEALS MEETING
JANUARY 6, 2021
07:00 PM

1. Chairman's Welcome
2. 126 Arcadia Avenue & 18 Upper Hillcrest Avenue

Variance to permit a subdivision that will create lots that do not comply with the dimensional requirements for the zone

1. Application Materials

Application, Narrative, Architectural Renderings and Proposed

Subdivision Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Architectural Rendering](#)

Attachment: [Proposed Subdivision Plan](#)

2. Other Interested Agencies

Albany County Planning Board & Town Planner

Attachment: [Albany County Planning Board](#)

Attachment: [Town Planner](#)

3. Town Notice

Mailing List and Legal Notice

Attachment: [Mailing List](#)

Attachment: [Legal Notice](#)

3. Minutes

1. September 2, 2020
2. October 21, 2020

4. Others

1. 2501 & 2505 Western Avenue

Stormwater Design Update

Attachment: [2501-2505 Western Ave.pdf](#)

5. Signs

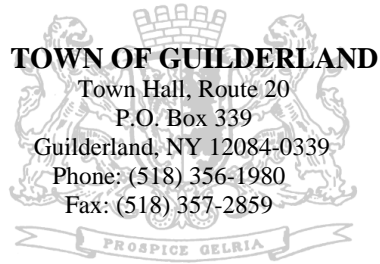
1. 2050 Western Ave

Sign for Robert Jewelers

Attachment: [Robert Jewelers](#)

General Attachments

[- 1-6-21%20website](#)



PETER G. BARBER
SUPERVISOR

THOMAS REMMERT
CHAIRMAN
ZONING BOARD

ZONING BOARD

MEETING NOTICE

Wednesday, January 6, 2021

7:00 PM

126 Arcadia Avenue & 18 Upper Hillcrest Avenue – Area Variance – Vision Planning

- Public hearing for an area variance for a subdivision that will result in lots that do not comply with the dimensional requirements for the R10 zone.

TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

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

FEE:
COMMERCIAL - \$300
RESIDENTIAL - \$75 # 50 - #351
(payable at time of submittal to
Town of Guilderland)

APPLICANT INFORMATION:

Name: VISION PLANNING CONSULTANTS
Address: P.O. Box 442
Newville NY Zip: 12128
Daytime Phone #: 518-857-4486
Date: 9/30/20

PROPERTY INFORMATION:

Owner: FELIX MINKIS
Location: 126 ALCAIDA AVE +
18 UPPER HILLOYS AVE
Tax Map #: (63.08-3-36)(63.08-3-22.1)
Zoning: R-10
Acreage: 20,750 sq. ft. TOTAL

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: 9/30/2020

To the Zoning Board of Appeals
Of the Town of Guilderland

I, TED DELUCA of VISION PLANNING CONSULTANTS
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 18 UPPER HILLCREST AVE
Address: 126 ARCADIA AVE # Zoning: R-10

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: CREATING A NEW BUILDING LOT
by subdividing lands from adjoining property. NEED AREA AND SETBACK
VARIANCES.

* 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.

TED DELUCA
Signature of applicant

Area Variance Criteria for: 18 Upper Hillcrest Ave & 126 Arcadia Ave

Addressing the detriment to the character of the neighborhood:

This proposal will not have a negative impact in the neighborhood due to the reduction in area and setbacks for both 126 Arcadia Ave and the newly created lot on Upper Hillcrest Ave. The existing lot sizes and setbacks within this neighborhood are very typical to our proposal.

Addressing the feasibility as to if we can achieve this approval through a different method:

There is no other realistic method to achieve the current zoning standards especially due to this neighborhood being of smaller lot sizes based on the era in which it was developed.

Addressing whether this is a substantial variance:

This is not a substantial proposal because as mentioned the area and setbacks that we are proposing are very consistent with the neighborhood in which this is located.

Addressing the adverse effect on the physical and environmental impact:

There will be no adverse impact on the environment based on the surrounding area is already developed. Also, the area of development is already basically cleared and lawn space.

Are the alleged difficulties self-created and relevant to preclude the granting of the area variance.

Obviously our proposal is self-created however, developing the lot size area along with the setbacks for a new home is consistent within the neighborhood. We feel for these above mentioned reasons this should not preclude granting an area variance based on the minimal amount of request in which we are proposing.

Vision Planning Consultants LLC

September 30, 2020

Town of Guilderland
Building Department
5209 Western Turnpike
Guilderland NY 12084

Re: 18 Upper Hillcrest Avenue & 126 Arcadia Avenue

Please find attached an application to alter property lines between these two properties to subdivide and create one vacant lot for the construction of a new one family home. These properties are located in a R-10 zoning district. The two parcels are owned by Feliks & Teresa Minkin. Currently, the owners live at 18 Upper Hillcrest Avenue and one of their daughter's lives at 126 Arcadia Avenue. The intent is to create the new lot so Mr. & Mrs. Feliks Minkin can build a new home for them then there other daughter can move into 18 Upper Hillcrest Avenue.

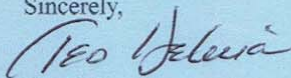
In doing so, our proposal is to reduce the lot size of 126 Arcadia Avenue, which has an existing one family home where the daughter lives. The new lot size will be 3937 sq. ft. with a 9.4 ft. rear yard setback from the existing deck and a 26 ft. setback from the rear of the home. Also, we propose to add 1,625 sq. ft. of land to 18 Upper Hillcrest Avenue which is a one family dwelling where Mr. & Mrs. Minkin live. This will provide remaining lands of 6,061 sq. ft. for the new lot along Upper Hillcrest Avenue for the construction of a new home.

The proposed new home will be a one family dwelling with 3 bed rooms, 2 ½ baths and a 2 car garage. The home will have 1,560 sq. ft. of living space. The frontage width will be 80.82 feet. The front yard setback will be proposed at 15 feet, the side yards at 20 feet each and the rear yard from the home is 33 feet. The attached proposed rear deck will have a setback of 21 feet to the rear property line.

Based on the requirements of the R-10 zoning district we are seeking relief from the front yard setback, the lot size and rear yard setback from the deck only for the new home. Also, we are seeking relief for the lot size and rear yard setback from the deck for the home on 126 Arcadia Avenue. As for 18 Upper Hillcrest Avenue, we are increasing the lot size and frontage.

This is a brief overview of our proposal and look forward to meeting with the Board to provide additional information. At this time please advise if anything additional is needed to start the process.

Sincerely,



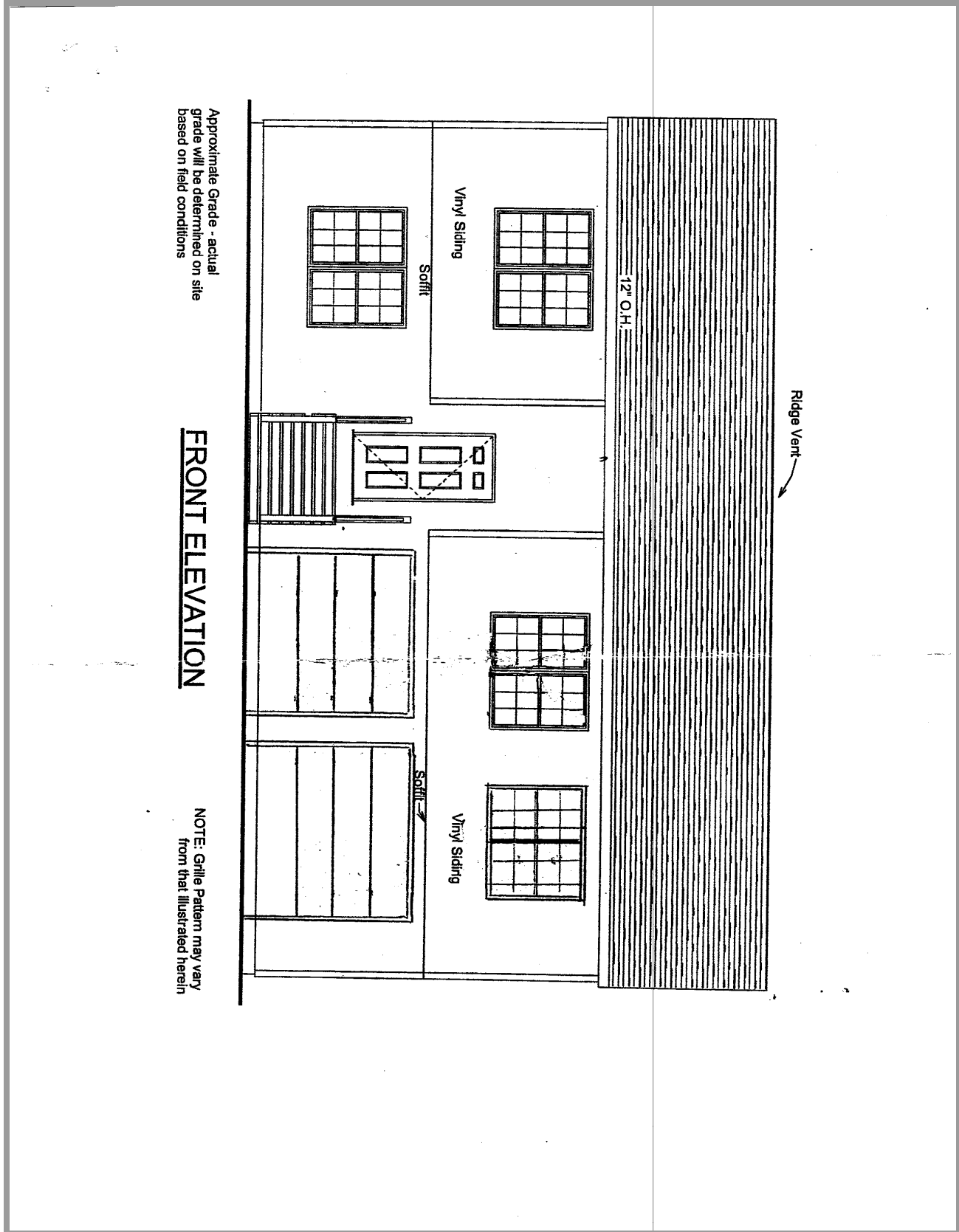
Ted DeLucia
Building Codes Division Certified – NYS#0007857

PO Box 442
Newtonville, NY 12128

518 857- 4486
Visionplanningconsultants@gmail.com

Points of interest regarding – 126 Arcadia Ave & 18 Upper Hillcrest Ave

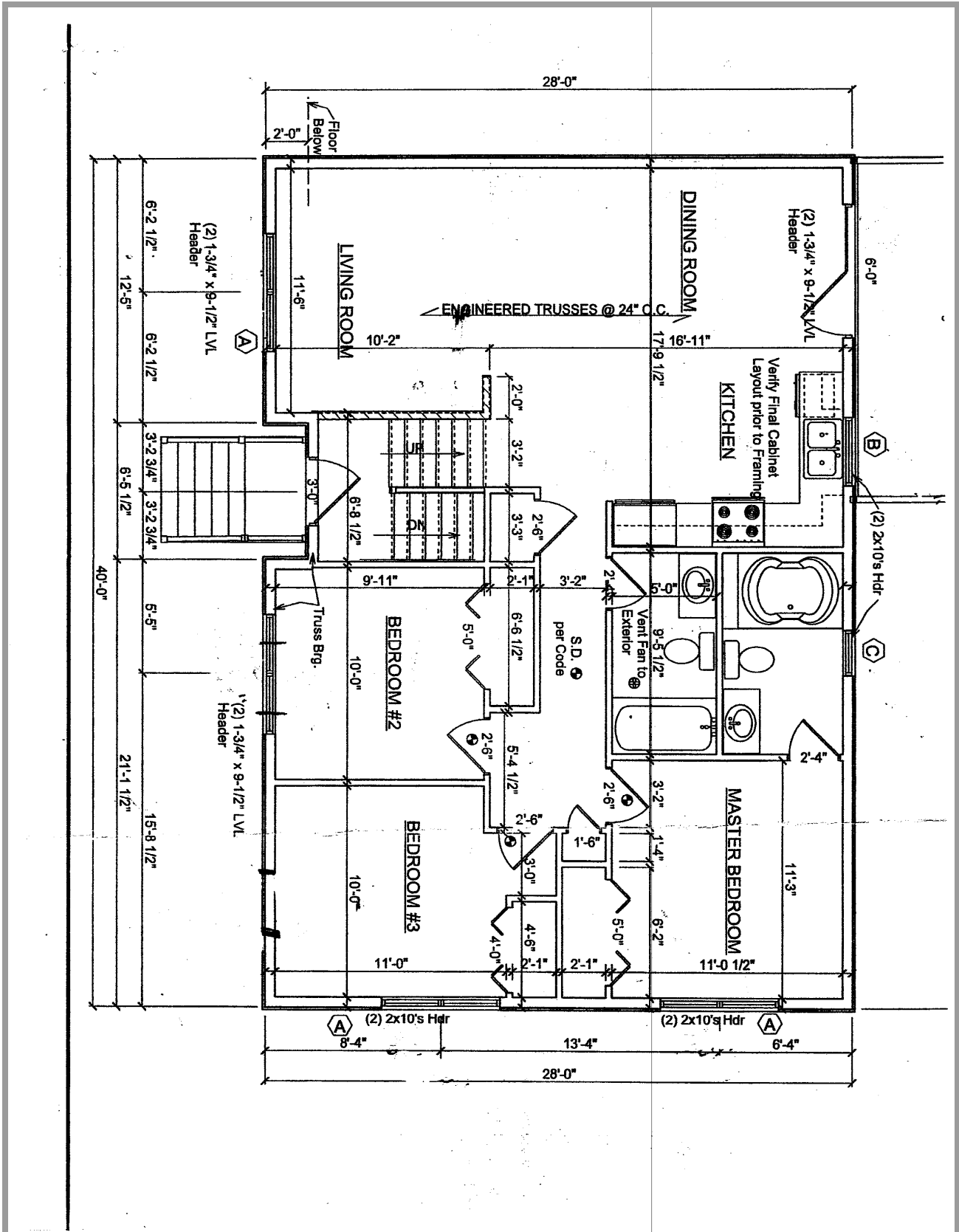
- These properties lie within a R-10 zoning district. Each parcel has a existing one family home and are owned by the same family members. The parcels are back to back and there properties adjoin each other as shown on the survey map.
- Our proposal is to create one new lot for the construction of a new one family home. This will require a subdivision and area variance. As mentioned these properties are owned by the same family. The home at Arcadia Ave is the daughter of Mr. & Mrs. Minkin who reside at Upper Hillcrest. If the proposal is granted Mr. & Mrs. Minkin will move into the new proposed home while there other daughter will move into 18 Upper Hillcrest Ave.
- In doing so we propose to reduce the lot size of 126 Arcadia Ave to 3,937 sq. ft. with a 9.4 ft rear yard setback from the deck and 26 ft from the rear of the house. As part of this subdivision we will add 1,625 sq. ft. of land to 18 Upper Hillcrest Ave. The remaining land of 6,061 sq. ft. will be dedicated for the proposed construction of a new family dwelling on Upper Hillcrest Ave.
- The proposed new home will have 3 bedrooms, 2 1/2 baths and a 2 car garage. The style of the home will be a raised ranch with 1,560 sq. ft. of living space. The lot width will be 80.82 feet, with a 15 foot front yard setback and 20 feet for each side yard. There will be a 33 foot setback to the rear property line from the home and 21 feet from the deck.
- The style of the raised ranch will not have a basement which eliminates a great deal of drainage concerns. Also, the reduced front yard setback will still allow for a double driveway with a length of 25 feet to the roads edge. The proposed front yard setback is nearly twice as much as the existing home next door at 18 Upper Hillcrest Ave. This minor reduction in the required lot size and front yard setback is consistent within the neighborhood.
- The reduction in lot size for 126 Arcadia Ave has really no direct impact on the any neighbor on the right or left side due to the reduction of land will be only towards the rear. The reduced rear yard setback is only from a deck and not from the home. This will only impact the property to the rear which will be the parents new home.
- In our opinion this request is minimal and is consistent within the neighborhood. Also, what is unique about this proposal is that it only impacts the family members that own and reside in these homes.



Approximate Grade - actual grade will be determined on site based on field conditions

FRONT ELEVATION

NOTE: Grille Pattern may vary from that illustrated herein





**ALBANY COUNTY PLANNING BOARD
NOTIFICATION**

RECOMMENDATION DATE: November 19, 2020

Case #: **10-201103595**
Applicant: **18 Upper Hillcrest Subdivision and Variance**
Project Location: 18 Upper Hillcrest Ave & Arcadia Ave.
Tax Map Number: 63.08-3-36, 63.08-3-22.1
Referring Agency: Town of Guilderland Zoning Board of Appeals
Considerations: An area variance to enable the subdivision of two lots under minimum lot size criteria.

ACPB Recommendation: Defer to local consideration.

1. This Board has found that the proposed action will have no significant countywide or intermunicipal impact. Defer to local consideration.

Advisory:

Laura Travison, 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: _____

TOWN OF GUILDERLAND

Peter G. Barber
Supervisor

Kenneth Kovalchik, AICP
Town Planner

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



MEMORANDUM

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

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: December 3, 2020

SUBJ: Feliks and Teresa Minkin 3 Lot Subdivision – 126 Arcadia Avenue and 18 Upper Hillcrest Avenue
Concept Plan Review

Background

The applicant is proposing a three lot subdivision on 0.35 acres +/- of land located in the Single-family Residential (R10) District. Two parcels are included in the subdivision request. The parcel located at 126 Arcadia Avenue consists of 0.18 acres +/- of land and has frontage on Arcadia Avenue and Hillcrest Avenue. The parcel located at 18 Upper Hillcrest Avenue consists of 0.17 acres +/- of land. Each parcel has a single-family dwelling on the property. The applicants are proposing to create one additional lot on Upper Hillcrest Avenue.

No lot numbers were depicted on the plans. For reference purposes the existing dwelling at 126 Arcadia Avenue will be referred to as Lot 1, the proposed dwelling on Upper Hillcrest Avenue will be referred to as Lot 2, and the existing dwelling on Upper Hillcrest Avenue will be referred to as Lot 3. Lot 1 would consist of 3,937 square feet and contains a single-family dwelling. Lot 2 would consist of 6,061 square feet and is undeveloped land. Lot 3 would consist of 9,125 square feet and consists of an existing single-family dwelling.

Variances

The applicant has submitted a variance application to the Zoning Board of Appeals with the following area variance requests:

Lot 1:

- Allow a lot size of 3,937 square feet where 10,000 square feet is required.
- Allow a rear setback of 26 feet where 30 feet is required.
- Allow a deck to be setback 9 feet from a property line where 20 feet is required.

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

Lot 2:

- Allow a lot size of 6,061 square feet where 10,000 square feet is required.
- Allow a front setback of 15 feet where 35 feet is required.

No variances are required for Lot 3.

Guilderland Conservation Advisory Council

The application was referred to the GCAC and reviewed at their October 19, 2020 meeting. The GCAC conducted a site visit on October 24, 2020. The GCAC concluded this three lot subdivision will add one more dwelling to a neighborhood which is located in an area which has many close together houses. The GCAC does not feel this additional dwelling will have much, if any, adverse effect on the environment provided the plan incorporates provisions for an adequate storm management and appropriate measures for the containment of drainage to prevent it from entering adjacent properties or storm drains leading to the Krum Kill. Since the McKownville Improvement Association is very focused on the maintaining of family homes in its area, GCAC is very sure the addition of this home will be welcome.

Albany County Planning Board

The application was referred to the Albany County Planning Board (ACPB) for their November 19, 2020 meeting. The ACPB found the proposed action will have no significant countywide or intermunicipal impact and recommended to defer to local consideration.

Concept Plan Review

The Planning Board shall determine whether the concept plan meets the submission requirements of §247-8.B.1 of the Town Subdivision Regulations. The Town Planner has reviewed the concept plan and determined a few minor revisions that should be incorporated into the plans for final plat, as follows:

1. Lot numbers should be included on each lot.
2. The applicant should include addresses in square boxes on each lot. The Town Assessor should be contacted to confirm the addresses for proposed lots.
3. Property owner information and lot lines should be included on the subdivision plat for properties located on the west side of Arcadia Avenue and east side of Upper Hillcrest Avenue.
4. Every copy of the final plat submitted for signature shall carry the following endorsement:
 "Approved by Resolution of the Planning Board of the Town of Guilderland, New York, on the _____ day of _____, 20__, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20__ by Chairman _____"

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	52.20-4-44	Jean H Joseph	2 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-45	Etwin Bowman	6 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-46	James White	8 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-47	Thomas DeGrocco	412 Lincoln Dr,Guilderland, NY 12084	
013089	52.20-4-48	Brian Tramontano	14 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-49	Aaron A Gosztyla	18 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-50	Gary R Menia	20 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-51	Matthew P Malsky	22 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-52	Michael K Grady	24 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-53	Susan M Hickey	27 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-54	Jenika Conboy	25 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-55	Patricia L Hunt	23 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-56	Patricia M McGuirk	21 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-57	Francine Reistetter	19 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-58	Eric William Anderson	17 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-59	Virginia C Collins	15 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-60	Steven Kozlowski	13 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-61	Thomas Hotaling Estate	11 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-62	Carolyn E Malone	26 Fermac St,Albany, NY 12205	
013089	52.20-4-63	David R Shaffer	7 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-64	Katie M Ganc	5 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-65	Chad Hansen	3 Brookwood Ave,Albany, NY 12203	
013089	52.20-4-66	McKownville Fire District	1250 Western Ave,Albany, NY 12203	
013089	63.08-2-1	Edna E Swart	26 Brookwood Ave,Albany, NY 12203	
013089	63.08-2-5.2	Kevin M Lang	139 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-2	Christine Fiato	224 Krumkill Rd,Slingerlands, NY 12159	
013089	63.08-3-3	Kale M Fiato	109 Arcadia Ave,Albany, NY 12203	
		Bella Design		
013089	63.08-3-4	Martha Fiato	109 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-6	Timothy Vermette	115 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-7	Linda B Leary	117 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-8	Kelly A McGuirk	86 Osborne Rd,Albany, NY 12205	
013089	63.08-3-9	Spencer D Noakes	121 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-10	Rosemarie Muhammed	123 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-12	Suzanne D'Aversa	19 Blue Creek Ln,Latham, NY 12110	
013089	63.08-3-13	Mary J Mossman	127 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-14	Marguerite L Gauthier	129 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-15	Joshua B Merlis	131 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-16	Teresa M Bihler	133 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-17	Campbell H Wallace	4 Ridge Rd,Slingerlands, NY 12159	
013089	63.08-3-18	Campbell H Wallace	4 Ridge Rd,Slingerlands, NY 12159	
013089	63.08-3-19	Paige T Thomson	132 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-20	Betsy Tanenhaus	4 King St,Albany, NY 12203	
013089	63.08-3-21	Jamie Wyman	3 King St,Albany, NY 12203	
013089	63.08-3-22.1	Feliks Minkin	18 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-23	Dianne McCormack	116 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-24	Spencer Noakes	121 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-25	Richard Costanzo	112 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-26	Branden Leigh Eggan	110 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-27	Robert A Nicklas	108 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-28	Kathleen M LeRoux	17 Elks Ln Apt 117,Latham, NY 12110	
013089	63.08-3-29	Carmella T DiBella	104 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-30	Francis Jasiewicz	102 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-31	McKownville Fire Dist	1250 Western Ave,Albany, NY 12203	
013089	63.08-3-32	E S Farmer Boys LLC	199 Woods Edge Ct,Voorheesville, NY 12186	
013089	63.08-3-33	E S Farmer Boys LLC	199 Woods Edge Ct,Voorheesville, NY 12186	
013089	63.08-3-34	So Jung Kim	12 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-35	Paul O Sweeney	16 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-36	Feliks Minkin	18 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-39	Kelley Mitchum	1 King St,Albany, NY 12203	
013089	63.08-3-40	Amy M King	2 King St,Albany, NY 12203	
013089	63.08-3-41	Patricia Ragule	42 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-42	Patricia Ragule	42 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-3-43	Angeline M Parsons	136 Arcadia Ave,Albany, NY 12203	
013089	63.08-3-44	Edwin W Sickler Jr	44 Upper Hillcrest Ave,Albany, NY 12203	
013089	63.08-4-5	Albany Place Development LLC	38 Hospital Rd,Tuxedo, NY 10987	
013089	63.08-4-6	Maharaj Inc	1230 Western Ave,Albany, NY 12203	
013089	63.08-4-7	Maharaj Inc	1230 Western Ave,Albany, NY 12203	
013089	63.08-4-7.1	Maharaj Inc	1230 Western Ave,Albany, NY 12203	
013089	63.08-4-8	Marius V Rusu	1 Wood St Apt 1,Albany, NY 12203	

82

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 2
013089	63.08-4-9	Andrey W Stefaniak	7 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-10	Barbara J Sickler	9 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-11	Xue H Wang	11 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-12	Michael W Noyse	79 Old Karner Rd, Albany, NY 12205	
013089	63.08-4-13	Susan M Gallagher	15 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-14	Louis P Santandrea Jr	17 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-15	Bin Yang	25 Upper Hillcrest Ave, Albany, NY 12203-3369	
013089	63.08-4-16	Gerald Hackstadt	5775 Ostrander Rd, Altamont, NY 12009	
013089	63.08-4-17	Kenneth Bennett	39 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-18	Sharon E Hanrahan	43 Upper Hillcrest Ave, Albany, NY 12203	
013089	63.08-4-19.1	Marius V Rusu	1 Wood St Apt 1, Albany, NY 12203	
013089	63.08-4-19.2	William J Nieman	3 Wood St, Albany, NY 12203	
013089	63.08-4-19.3	Kathleen A Turek	5 Wood St, Albany, NY 12203	

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

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

Variance Request No. 4819

Request of Vision Planning for a Variance of the regulations under the Zoning Law to permit: a subdivision that will result in the formation of a lot with an area and setbacks that does not meet the dimensional requirements for the parcel's zone.

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

For property owned by Feliks Minkin

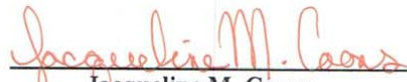
Situated as follows: 126 Arcadia Avenue and 18 Upper Hillcrest Avenue Albany, NY 12203

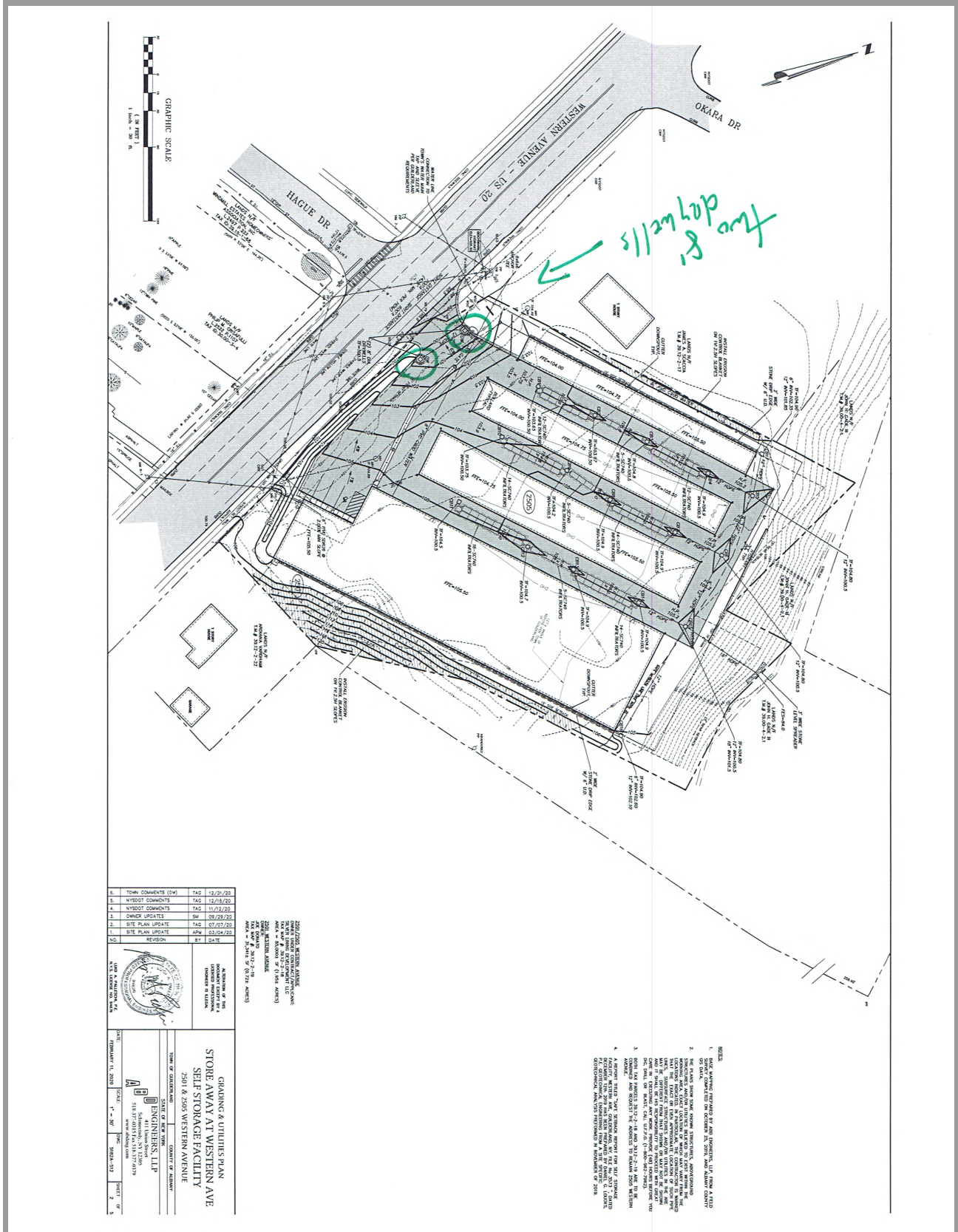
Tax Map #s 63.08-3-36 & 63.08-3-22.1 Zoned: R10

Due to COVID-19 gathering restrictions, plans are only available for public inspection on the Town website at <https://www.townofguilderland.org/zoning-board-appeals> . Said hearing will take place on the 6th of January, 2021 at 7:00pm.

Members of the public may listen and view the meeting live on the Town website, and may provide public comments via email to coonsj@tognv.org up to 4pm on the day of the meeting. For questions regarding the application, call the Building Department during regular business hours.

Dated: December 29, 2020


Jacqueline M. Coons
Chief Building & Zoning Inspector



Western Ave Storage 2501-2505

- Two 8' drywells
- State DOT Engineer said she thought one was enough (One catch basin)
- Ground is sand, very absorbent
- 1 Year storm. Water will not enter Route 20 (everyday storm)
- 100 Year storm. A little water might go to Route 20 but it will enter a stoned barrier that will direct water to NYS basin on Route 20

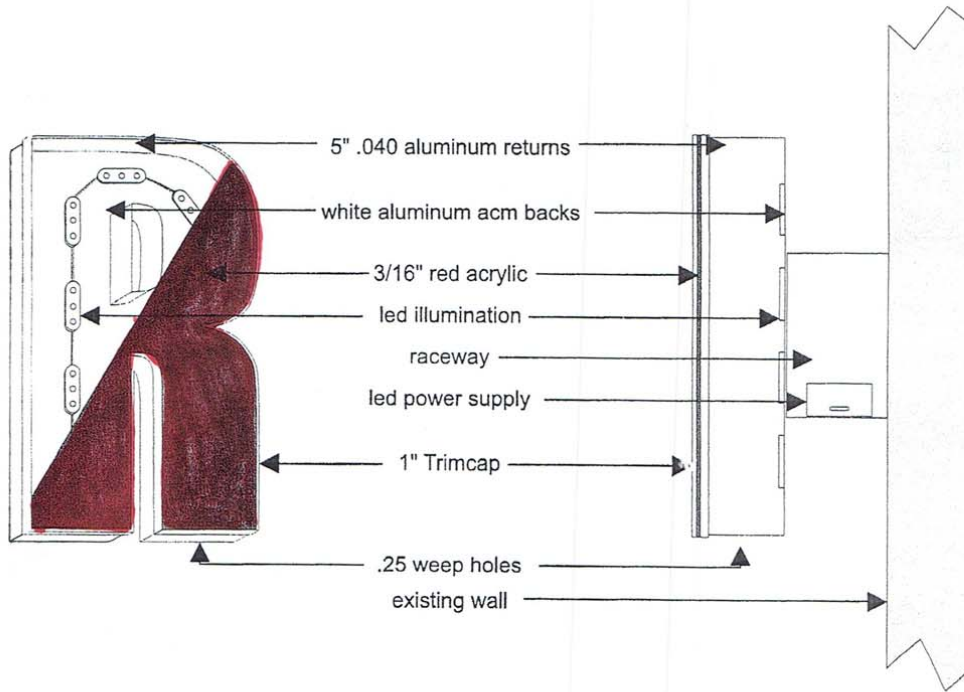
By making the applicant add second drywell, I am very confident there will be no issues with water entering Route 20. And keep in mind that's where all water goes presently.

- K. Darpino



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

proposal



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



Application for Sign Permit

DATE: 12.3.2020.

APPLICANT INFORMATION:

Name ROBERT JEWELERS
Mailing Address 2050 W. AVE
GUILDERLAND, NY.
12084
Daytime Phone # 518 464 6640
Property Address 2050 W. AVE

Owner ROBERT RAHAL
Mailing Address 1 POPPARD ST
COLONIE, NY 12205
Daytime Phone # 518 369 1156

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: 176 1/2 X 22" X _____ X _____
20 X 21.5 size of letters/symbols
X one sided or _____ two sided
_____ sf per side 24.44 total sf of signage
2011 total height of sign
_____ total sf of other signs for property
24.44 total sf of all signs combined for business

ESTIMATED COST \$2000.00
FEE 100

R# 34142

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

ILLUMINATION: LED 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 # :