

**Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198**

Applicant Number	<u>26-02</u>
Date Application Received	<u>2/24/26</u>
Hearing Scheduled Date	<u>3/11/26</u>
Application Fee	<u>\$ 0</u>
Approved Date (y/n)	_____ Conditions _____
Denial Date	_____ Withdrawn _____
Date	_____

Application for a Variance, Special Permit, and/or Appeal

Zoning Board Fees as per Chapter 197 Section 1

General Information

Applicant: Official Interpretation
Name: Joseph Styczynski
Company: _____
Address: 14 Hillsvieview Ct

Phone: 518 857 4513

Property Owner:
Name: _____
Company: _____
Address: _____

Phone: _____

Applicant is: Owner _____ Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other
 If Other, Explain: Property owner at 14 Hillsvieview Ct within R-1 district

Lot Information

Street Address of Lot: 78 W. sand lake rd ID#124.-4-3

Parcel ID Number: ID#124.-4-3 Zoning District: R-1

Irregular Shape of Lot (Y or N) _____ Corner Lot (Y or N) _____

Existing: Lot Area _____ Frontage _____ Depth _____
 Set Backs: Front _____ Rear _____ Left _____ Right _____
 Proposed : Lot Area _____ Frontage _____ Depth _____
 Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: _____ Type of Sanitary Disposal _____

Describe Existing Use:

Type of Request: _____ Area Variance _____ Use Variance _____
 _____ Special Permit Code Interpretation

Briefly describe the proposal:
How can .51 acre existing lot size in R-1 zone allow (4Unit) in R-4 type application that requires minimum lot size of 2 acres without use variance approval on record by ZBA

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	_____	_____	_____
Rear	_____	_____	_____
Left	_____	_____	_____
Right	_____	_____	_____

Collection: Town & County 2025

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 1/1/2025

[View Printable Version](#)

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/8/2025	1/8/2025	\$701.64	\$701.64	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
004473	383200	124.-4-3	Payment Posted
Address		Municipality	School
78 West Sand Lake Rd		Town of North Greenbush	WYNANTSKILL

Owners

Romano Don
78 Peck Rd
Wynantskill, NY 12198

Property Information

Roll Section: 1
Property Class: Vac. w/imprv
Lot Size: 0.51

Assessment Information

Full Market Value: 24837.00
Total Assessed Value: 3800.00
Uniform %: 15.30

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
NON-HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
N Y Mandates County	62083396	1.6000	3800.000	21.66978900	\$82.35
Charge Backs County	1037041	34.1000	3800.000	3.33870500	\$12.69

District	Type	Condition	Area	setback	Front	Side	Rear	Stories	Feet
AR	A-single-family	Public sewer and water	1 acre	150	40	40	40	10%	35
	B-single-family	Public sewer or water	1.5 acres	200	50	50	50	10%	35
	C-single-family	No public sewer or water	2 acres	300	50	50	50	10%	35
	D-other		5 acres	400	75	75	75	20%	40
R-1	A-single-family	Public sewer and water	20,000 sq.ft.	110	35	20	35	10%	35
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	10%	35
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	10%	35
	D-other		40,000 sq.ft.	200	40	40	40	20%	40
R-2	A-single-family	Public sewer and water	20,000 sq.ft.	110	35	20	35	10%	35
	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	10%	35
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	10%	35
	D-two-family	Public sewer and water	30,000 sq.ft.	50/unit	35	15	35	10%	35
R-3	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	10%	35
	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	35
	Other		40,000 sq.ft.	200	35	40	40	15%	35
	A-single-family	Public sewer and water	20,000 sq.ft.	120	35	20	35	25%	35
R-4	B-single-family	Public sewer or water	30,000 sq.ft.	150	40	30	40	25%	35
	C-single-family	No public sewer or water	40,000 sq.ft.	200	50	50	50	25%	35
	D-two-family	Public sewer and water	20,000 sq.ft.	50/unit	35	15	35	25%	35
	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	25%	35
R4	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	35
	Townhouse/condominiums	Public sewer and water	40,000 sq.ft.	By approval	40	30	40	60%	40
	Other		40,000 sq.ft.	200	35	40	40	60%	40
	Residential, multi	Public Sewer and water	2 acres	200	30	30	40	60%	40
H	A-single-family	Public sewer or water	20,000 sq.ft.	120	35	20	35	25%	35
	B-single-family	No public sewer or water	30,000 sq.ft.	150	40	30	40	25%	35
	C-single-family	Public sewer and water	40,000 sq.ft.	200	50	50	50	25%	35
	D-two-family	Public sewer and water	20,000 sq.ft.	50/unit	35	15	35	25%	35
BN	E-two-family	Public sewer or water	40,000 sq.ft.	75/unit	40	30	40	25%	35
	F-two-family	No public sewer or water	60,000 sq.ft.	100/unit	50	50	50	10%	35
	Townhouse/condominiums	Public sewer and water	40,000 sq.ft.	By approval	40	30	40	60%	40
	Other		40,000 sq.ft.	200	35	40	40	60%	40
PBD	Permitted use	Public sewer and water	20,000 sq.ft.	110	25	20	35	75%	40
	Permitted use	Public sewer and water	20,000 sq.ft.	110	30	20	35	75%	40
	Nonresidential	Public sewer and water	20,000 sq.ft.	120	30	20	35	75%	40
	Permitted use	Public sewer and water	5 acres	400	50	50	50	75%	45
C	Permitted use	Public sewer and water	20,000 sq.ft.	110	30	20	30	75%	45
	Permitted use	Public sewer and water	40,000 sq.ft.	200	35	40	50	75%	45
	Permitted use	Public sewer and water	40,000 sq.ft.	200	35	40	50	75%	45
	Permitted use	Public sewer and water	40,000 sq.ft.	200	35	40	50	75%	45
BG	Permitted use	Public sewer and water	2 acres	200	50	50	50	60%	60
	Permitted use								
	Permitted use								
	Permitted use								

NORTH GREENBUSH PLANNING BOARD APPROVAL RESOLUTION

Planning Board created by the NGBS
PROJECT NAME: Romano, Tommaso
PROJECT ADDRESS: 78 West Sand Lake Rd



DATE: 10-01-2018
APPROVED BY: [Signature]
DATE: 10-01-2018

APPROVED BY: [Signature]
DATE: 10-01-2018

APPROVED BY: [Signature]
DATE: 10-01-2018

APPROVED BY: [Signature]
DATE: 10-01-2018

About Environmental Assessment Form

Project Name: 78 West Sand Lake Rd
Project Address: 78 West Sand Lake Rd
Project Description: Contract 4 Townhomes

Table with columns for Project Name, Address, Date, and various checkboxes for environmental assessment requirements.

RELATED TOWN BOARD ACTION:

ZONING: R1 WATER DISTRICT: WUFSD SEWER DISTRICT:
SCHOOL DISTRICT: EGCSO APCSD WUFSD NGCommon
AGRICULTURAL DISTRICT
IDA/PILOT APPLICATION
LEAD AGENCY: NGB PLANNING BOARD OTHER:
DESIGN GUIDELINE COMPLIANCE ROUTE 4 MAIN AVENUE NOT APPLICABLE

DATES:

INITIAL SUBMISSION: 9-10-18
SKETCH PLAN/PRELIMINARY ACCEPTANCE: 9-10-18
PUBLIC HEARING: 10-1-18
SEQRA ACTION: TYPE I TYPE II UNLISTED
POS DEC NEG DEC 10-1-18
FINAL APPROVAL: 10-1-18

CONDITIONS OF APPROVAL

- 1: Compliance with comments by Review Engineer
2: Provide detail of berm and landscaping to approval of Building Dept
3: Detail of grading plan on site plan
4: Show lighting on site plan
5: Show parking on site plan that meets Town Code
6: All applicable permits

ADDITIONAL CONDITIONS ATTACHED

The North Greenbush Planning Board approved the referenced project on the Final Approval date indicated above with the indicated conditions as recorded in the meeting minutes. The final sub-division plat or site plan is attached.

[Signature]
MARK LACIVITA, CHAIRMAN

NGB APPROVAL RESOLUTION 03/2016

All Results (2)

Code (2)

New Laws (0)

Public Documents (0)

Notes (0)

Search Results

§ 197-59 Use variances.

Code / Ch 197: Zoning / Ch 197 Art XII: Zoning Board of Appeals

A use variance is one which permits a use of land which is prohibited by the zoning regulations. The ZBA shall have the power to grant use variances upon a finding that a literal application of zoning regulations would result in unnecessary hardship and in accordance with standards and criteria delineated in any rules and regulations of the ZBA as shall be promulgated.

§ 197-47 Discontinuance.

Code / Ch 197: Zoning / Ch 197 Art X: Nonconforming Uses

...use variance by the ZBA pursuant to § 197-59 of this chapter and any rules...

197-59 (1)



A nonconforming building may not be reconstructed or structurally altered during its life without the consent of the ZBA, except that a building that is nonconforming because of minimum lot size or nonconforming yard dimensions may be reconstructed or structurally altered in a manner which does not further encroach on a required yard dimension.

§ 197-45 Extensions.

The extension of a legal nonconforming use shall be allowed by the ZBA only upon the granting of a special permit pursuant to § 197-61 of this chapter and any rules and regulations promulgated thereunder.

§ 197-46 Restoration.

If a building is damaged or destroyed by fire or other causes, the same may be rebuilt and restored within one year from the date of destruction; however, such building or restoration shall be limited to the size of the building destroyed, and the reconstruction and restoration of said building shall be of the same character as the original building, and the use to which said building shall be put shall be the same use as the prior nonconforming use.

§ 197-47 Discontinuance.

Whenever a nonconforming use has been discontinued for a period of one year or more, such use shall be reestablished only upon the granting of a use variance by the ZBA pursuant to § 197-59 of this chapter and any rules and regulations promulgated thereunder.

§ 197-48 Changes in use.

Once changed to a conforming use, no building or land shall be permitted to revert

Erosion and Sediment Control

- > Ch 169 Taxation
- > Ch 175 Vehicles and Traffic
- > Ch 179 Vehicles, Junk
- > Ch 183 Vehicles, Removal and Storage

of

- > Ch 189 Water
- > Ch 193 Waterfront Development
- > Ch 197 Zoning

- > ART I General Provisions
- > ART II Definitions and Word Usage
- > ART III Zoning Districts; Zoning Map
- > ART IV Schedule of Zoning District Regulations

Regulations

- > ART V Regulations Applicable in all Districts

Districts

- > ART VI Off-Street Parking and Loading
- > ART VII Supplementary Regulations
- > ART VIII Signs
- > ART IX Buffer and Setback Requirements

Requirements

- > ART X Nonconforming Uses
 - § 197-42 Existing uses.
 - § 197-43 Unsafe structures.
 - § 197-44 Reconstruction or alteration.
 - § 197-45 Extensions.
 - § 197-46 Restoration.
 - § 197-47 Discontinuance.
 - § 197-48 Changes in use.
 - § 197-49 Displacement.

Town of North Greenbush
197 Zoning Attachment
Table 3 Part 1 Schedule of Parking and Loading Regulations

District	Required Parking	Minimum Lot Size			Loading
		Front (feet)	Side (feet)	Rear (feet)	
AR	2 per dwelling unit	No minimum	50 ¹	50 ¹	NA
R-1	2 per dwelling unit	No minimum	10 ¹	25 ¹	NA
R-2	2 per dwelling unit	No minimum	10 ¹	10	NA
R-3	2 per dwelling unit	No minimum	10 ¹	10	NA
R4	1.5 per dwelling unit	Not allowed	10	10	NA
H	See Table 3 Part 2	15 ³	6 ³	6 ³	-- ⁴
BN	See Table 3 Part 2	15 ³	6 ³	6 ³	-- ⁴
PBD	See Table 3 Part 2	20 ³	10 ¹	10 ¹	-- ⁴
C	See Table 3 Part 2	10 ³	10 ¹	10 ¹	-- ⁴
BG	See Table 3 Part 2	10 ³	10 ¹	10 ¹	-- ⁴
IG	See Table 3 Part 2	25 ³	10 ¹	10 ¹	-- ⁴
TP	See Table 3 Part 2	25 ³	10 ¹	10 ¹	-- ⁴
NP	See Table 3 Part 2	25 ³	10 ¹	10 ¹	-- ⁴

Notes:

- ¹ Whenever a garage is located less than this setback, the parking area may be closer but may be no closer to side or rear line than garage.
- ² No front yard parking allowed for multifamily residence.
- ³ For commercial parking lots, see 197-21F for details.
- ⁴ Loading dimensions: Length = 35 feet; Width = 12 feet; Height = 14 feet.