

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

Applicant Number	_____
Date Application Received	_____
Hearing Scheduled Date	_____
Application Fee	_____
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Denial Date	_____ Withdrawn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 I

General Information

Applicant:
Name: Dr Evelyn + Dr Michael Rice
Company: Miller Animal Hospital
Address: 380 North Greenbush Road
Troy, NY 12180
Phone: 518-283-1166

Property Owner:
Name: Dr. Evelyn + Dr. Michael Rice
Company: North Greenbush Holdings, LLC
Address: 380 North Greenbush Road
Troy, NY 12180
Phone: 518-283-1166

Applicant is: Owner Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other _____
 If Other, Explain: _____

Lot Information

Street Address of Lot: 380 North Greenbush Road

Parcel ID Number: 134-1-12 Zoning District: B G

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

Existing: Lot Area 2.8 Ac Frontage _____ Depth _____

Set Backs: Front 34 Rear 57 Left 206 Right 24

Proposed: Lot Area All Same Frontage _____ Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: Public Type of Sanitary Disposal: Private

Describe Existing Use:

Animal Hospital

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

Briefly describe the proposal:

Applicant proposes a 510 +/- SF building addition on the west side of the existing building

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	<u>Rensselaer Polytechnic Institute</u>	<u>100 Jordan Road, Troy NY 12180</u>	<u>Commercial</u>
Left	<u>Rensselaer Polytechnic Institute</u>	<u>"</u>	<u>Commercial</u>
Right	<u>North Greenbush Fire District No. 1</u>	<u>350 North Greenbush Road, Troy, NY 12180</u>	<u>Fire Station</u>

Required Submittals

- A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
- Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

**NOTE: Additional submittals may be required by the Zoning Board of Appeals.
Failure to submit all required documents may result in a delay
in the processing or denial of the application.**

Have there been any other variances issued for this property? (Y or N) N
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: Commercial Use for Animal Hospital
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage: <i>Bldg Footprint</i>	10,000 SF	11,419 SF
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produced in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

The existing and proposed building is located on the busy Route 4 commercial corridor. All adjoining are commercial users being the Fire District, Paris Properties (Turnkey) and the RPI Tech Park. We feel an undesirable change will not be produced in the neighborhood.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

The requested building footprint is 1,419 SF over code. This square footage is the amount needed by the Veterinary clinic. Adding this small amount of square footage to a second floor and installing stairwells and potentially elevators is not practical.

3. Describe whether the requested Area Variance is substantial.

The proposed requested 1,419 sf area represents a 14.2% increase in Maximum Building Footprint. We do not consider this to be a substantial increase.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

As noted above, the proposed building is being constructed on the commercial corridor of Route 4. The site is already being used as a veterinary clinic and what is being proposed is a relatively small addition. We feel the project will bring only positive change to the neighborhood or district.

5. Explain whether difficulty is self-created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.)

As the applicant is seeking this variance to build the added SF, we would say the alleged difficulty is self-created.

For Use Variance Applications, please complete the following:

Describe the request use: Not Applicable

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.

Not Applicable

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.

Not Applicable

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.

Not Applicable

Explain whether the alleged hardships have been self- created.

Not Applicable

Describe in Detail your request:

Not Applicable

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

Not Applicable

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

The applicant is proposing a total building footprint of 11,419 SF. Town Code Section 197 Table 1, Part 10 denotes a maximum building footprint of 11,419 SF. The applicant feels that this parcel is large enough to support the 11,419 SF building and is requesting permission to construct the added 1,419 SF.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	<u>Michael Lee</u>	<u>Michelle Lee</u>
Signature:	<u>[Signature]</u>	<u>[Signature]</u>
Date:	<u>3/25/26</u>	<u>3/25/26</u>

FEES as per Town Code Chapter 197	
Special Permits for a residential single parcel: \$50	Special Permit for non-residential parcel: \$150
Area Variance for a single residential parcel: \$100.00	Area Variance for a non- residential parcel: \$300.00
Use Variance for a single residential parcel: \$200.00	Use Variance for a non-residential parcel: \$500.00

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