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

Applicant Number	26-28
Date Application Received	10/20/26
Hearing Scheduled Date	11/18/26
Application Fee	200-
Approved Date_____	Conditions (y/n)_____
Denial Date _____	Withdrawn Date_____
Zoning Chairperson	R. FRENCH

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

Zoning Board Fees as per Chapter 197 Section I

General Information

	Applicant:	Property Owner:
Name:	MICHAEL RICHMOND	RICHMOND FAMILY TRUST
EMAIL:	cu4eyes@aol.com	cu4eyes@aol.com
Company:		
Address:	37 LYNETTE BLVD KINGSTON NY 12401	37 LYNETTE BLVD KINGSTON NY 12401
Phone:		(845) 663 3574

Applicant is: Owner X Builder____ Lessee____ Architect/Engineer____ Agent____ Other____
If Other, Explain: _____

Lot Information

Street Address of Lot: 293 GEISER RD WYNANTSKILL, NY 12198

Parcel ID Number: 135. 13-1-19 Zoning District: R1
Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N

Existing:	Lot Area 0.39	Frontage 120.5	Depth 112.54	
Set Backs:	Front _____	Rear _____	Left _____	Right _____
Proposed :	Lot Area 0.39	Frontage 120.5	Depth 112.54	
Setbacks:	Front 20.4'	Rear 45.3'	Left 25'	Right >20'

Type of Water Service: TOWN Type of Sanitary Disposal TOWN

Describe Existing Use:
SUMMER RESIDENCE SINGLE-FAMILY DWELLING

Type of Request: X Area Variance (2) ____Use Variance
____Special Permit ____Code Interpretation

Briefly describe the proposal:
REPLACE EXISTING HOUSE WITH MODULAR HOUSE

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	MICHAEL STARK	3 SOUTHHALL RD	EMPTY LOT
Left	JOSEPH MONACO	287 GEISER RD	1-FAMILY
Right	MICHAEL STARK	3 SOUTHHALL RD	VACANT

Required Submittals

- X A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- X 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: SINGLE FAMILY HOME
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:	35'	20.4'
Rear Setback:		
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:	10%	12.6%
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 produces in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

NEW HOUSE WILL IMPROVE THE APPEARANCE OF THE PROPERTY

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.

HOUSE IS MODULAR IN DESIGN

3. Describe whether the requested Area Variance is substantial.

SIZE IS 2 PERCENT OVER LIMIT

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

THERE WILL BE NO ADVERSE EFFECT

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

DIFFICULTY IS SLIGHTLY OVER LIMIT

For Use Variance Applications, please complete the following:

Describe the request use: N/A

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

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

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

Explain whether the alleged hardships have been self- created.

Describe in Detail your request:

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.

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.

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:	MICHAEL RICHMOND	MICHAEL RICHMOND
Signature:	Michael Richmond	Michael Richmond
Date:	10-20-26	10-20-26

FEES as per Town Code Chapter 197:

Special Permits for a residential single parcel: $50.00 Special Permit for non-residential parcel: $150.00
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
Plus reimbursement of legal and engineering expenses per 95-4 for all variances & special permit applications

617.20

Appendix B

Short Environmental Assessment Form

Instructions for Completing

Please refer to this link for step by step assistance: *http://www.dec.ny.gov/permits/90156.html*

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

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

Part 1- Project and Sponsor Information

Name of Action or Project: RICHMOND HOUSE

Project Location (Describe, and attach a location map): 293 GEISER RD

Brief Description of Proposed Action:

REPLACE EXISTING HOUSE WITH MODULAR

Name of Applicant or Sponsor: MICHAEL RICHMOND

Telephone: (845) 663 3574

E-Mail: cu4eyes@aol.com

Address: 37 LYNETTE BLVD

City/PO: KINGSTON

State: NY

Zip Code: 12401

	YES	NO
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to part 2. If no, continue to question 2.		X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If yes, list agency(s) name and permit or approval:		X

3. a. Total acreage of the site of the proposed action? _____ Acres
   b. Total acreage to be physically disturbed? _____ Acres
   c. Total acreage (Project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ Acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural ☐ Industrial ☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (Specify): _____

☐ Parkland

	YES	NO
5. Is the proposed action,		

	YES	NO
a. A permitted use under the Zoning regulations? b. Consistent with the adopted comprehensive plan?		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If yes, identify:		X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X
b. Are public transportation service(s) available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		X
10. Will the proposed action connect to an existing public/private water supply? If no, describe method for providing wastewater treatment:	X	
11. Will the proposed action connect to existing wastewater utilities? If no, describe method for providing wastewater treatment:	X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic places?		X
b. Is the proposed action located in an archeological sensitive area?		X
13. a. does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other water bodies regulated by a federal, state or local agency?		X
b. Would the proposed action physically alter, or encroach into, any existing wetland or water body? If yes, identify the wetland or water body and extent of altercations in square feet or acres:		X
14. Identify the typical habit types that occur on, or are likely to be found on the project site. Check all that apply:		X
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		X
16. Is this project site located in the 100 year flood plan?		X
17. Will the proposed action create storm weather discharge, either from point or non- point sources? If yes, a. Will storm water discharge flow to adjacent properties?		X

b. Will storm water discharges be directed to establish conveyance systems (runoff and storm drains)?
If yes, briefly describe_____

_____

___

	YES	NO
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If yes, explain purpose and size:_____		X
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If yes, describe:_____		X
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If yes, describe:_____		X

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/ Sponsor name: MICHAEL RICHMOND
Date: 10-20-26
Signature: Michael Richmond

Part 2- Impact Assessment. The Leaf Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "have my responses been reasonable considering the scale and context of the proposed action?"

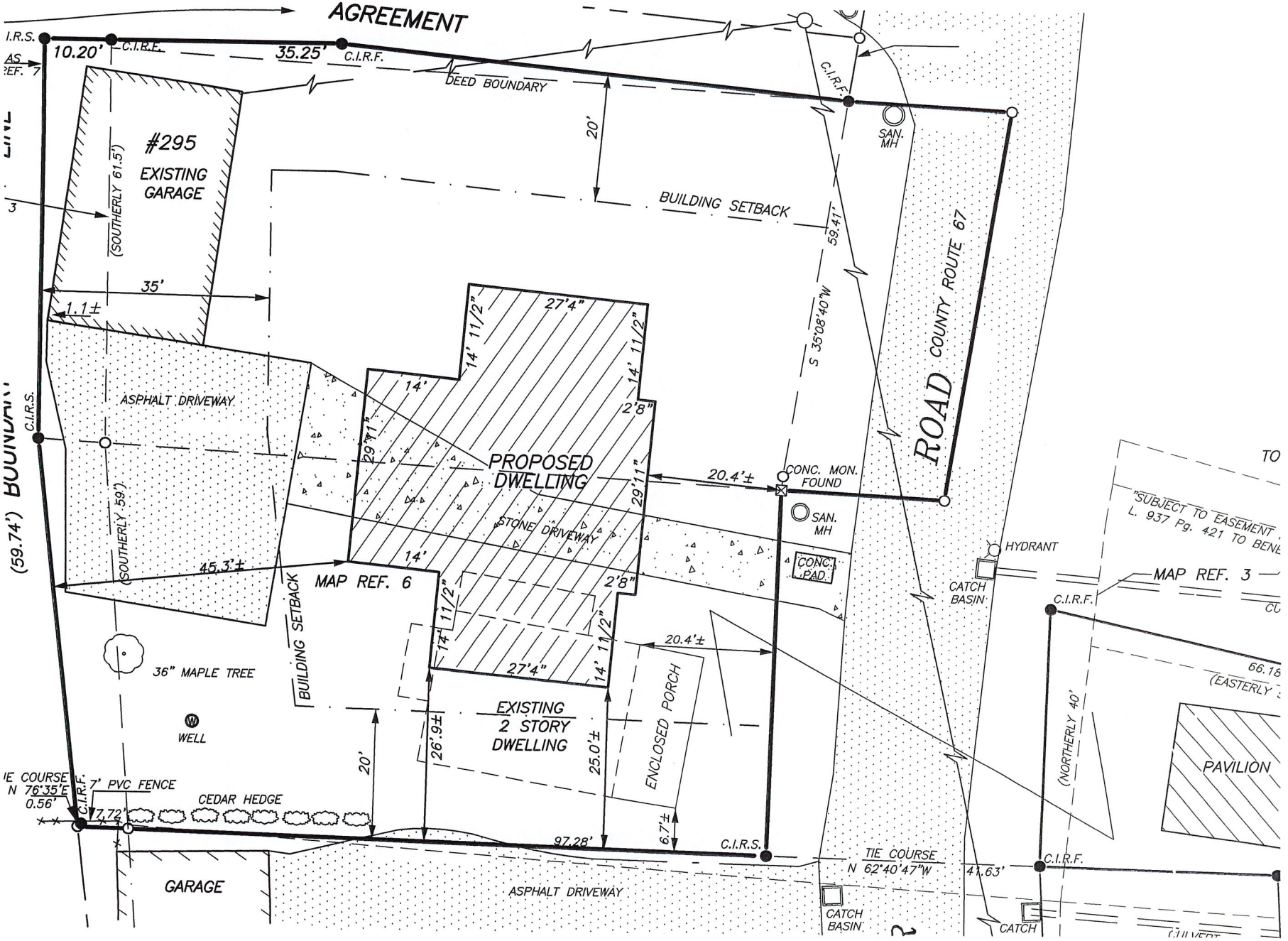
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the Proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3- Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significance adverse environmental impact, please complete part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short- term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)


AGREEMENT
I.R.S.
10.20'
C.I.R.F.
35.25'
C.I.R.F.
DEED BOUNDARY
C.I.R.F.
SAN. MH
#295
EXISTING GARAGE
(SOUTHERLY 61.5')
20'
BUILDING SETBACK
59.41'
S 35°08'40"W
ROAD
COUNTY ROUTE 67
35'
1.1±
27'4"
14' 11/2"
14' 11/2"
14'
2'8"
29'11"
PROPOSED DWELLING
29'11"
20.4'±
CONC. MON. FOUND
SAN. MH
ASPHALT DRIVEWAY
C.I.R.S.
(SOUTHERLY 59')
STONE DRIVEWAY
CONC. PAD
HYDRANT
CATCH BASIN
45.3'±
MAP REF. 6
BUILDING SETBACK
14'
14' 11/2"
2'8"
14' 11/2"
27'4"
20.4'±
36" MAPLE TREE
WELL
EXISTING 2 STORY DWELLING
26'.9±
25.0'±
ENCLOSED PORCH
20'
6.7'±
7' PVC FENCE
CEDAR HEDGE
C.I.R.F.
7.72'
97.28'
C.I.R.S.
GARAGE
ASPHALT DRIVEWAY
TIE COURSE
N 62°40'47"W
41.63'
C.I.R.F.
CATCH BASIN
CATCH
"SUBJECT TO EASEMENT
L. 937 Pg. 421 TO BENE
MAP REF. 3
C.I.R.F.
66.18
(EASTERLY
(NORTHERLY 40'
PAVILION
(59.74') BOUNDARY
TIE COURSE
N 76°35'E
0.56'


Geiser Rd