





46 Saratoga Avenue
South Glens Falls, New York 12803-1210
Telephone (518) 793-1455 Fax (518) 793-3063

7:00 PM Regular Session
April 12, 2025
CHAIRMAN AL CHAPMAN PRESIDING

Agenda

1. 6-8 Riverview St Subdivision Site Plan Review.

VILLAGE OF SOUTH GLENS FALLS PLANNING BOARD 46 Saratoga Avenue South Glens Falls, NY 12803 518-793-1455		APPLICATION NO: _____ SUBMISSION DATE: <u>3/26/25</u> FEE: <u>\$180.00</u> CODE/BLDG/INSP: _____
Application for Planning Board Review		
APPLICATION FOR: Subdivision of any parcel of land into two or more parcels, lot line alternation or combination or aggregation of joining adjacent and independent tax map parcels.		
Request for (check one) <input checked="" type="checkbox"/> Subdivision (2 or more lots) <input type="checkbox"/> Lot Line Alteration <input type="checkbox"/> Lot Combination or Aggregation <input type="checkbox"/> All Three FEE: \$180.00 <input type="checkbox"/> Site Plan <input type="checkbox"/> Any Non-Residential Use <input type="checkbox"/> Multiple Family Dwelling FEE: \$150.00		
Property Information		
Address of proposed Lots, Site Plan or Subdivision <u>6-8 Riverview St, South Glens Falls NY 12803</u>		
Tax Map Number (s) Section <u>37.53</u> Block <u>1</u> Lot <u>72</u>		
Intended Use and Occupancy which requires Planning Board Review <u>Residential, no change in use</u>		
Landowner		
Name <u>Kim Ott</u> Address <u>7 Palmer Dr, Queensbury NY 12804</u> Phone <u>518-232-7336</u> ^(please print) <input type="checkbox"/> Home <input type="checkbox"/> Work <input checked="" type="checkbox"/> Cell		
Surveyor, Architect or Engineer		
Name <u>William Curran</u> Address <u>18 Sweenor Ln, Gansevoort NY 12831</u> Phone <u>518-796-2484</u> ^(please print) <input type="checkbox"/> Home <input type="checkbox"/> Work <input type="checkbox"/> Cell		
Applicant(s) -All affected owners are applicants (if different from landowner)		
Name <u>Kim Ott</u> Signature <u></u> Phone <u>518-232-7336</u> ^(please print) <input type="checkbox"/> Home <input type="checkbox"/> Work <input checked="" type="checkbox"/> Cell (Form must be signed to be valid)		
Please see Attached sheet for other owners. (If signature is not the owner, written permission from the owner is required)		
INSTRUCTIONS: • Submit 8 copies of all documents including full size copies of survey at least 21 days prior to Planning Board Meeting		
Rev. 1/20/21		

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Name & Address, Richard Daley
49 Barton Whitney Rd
Newport NH 03773 **All other Landowners listed below**

Phone: 518-222-2000 (check one) ☐ Home ☐ Work ☒ Cell

Applicant(s) – (All Affected Owners Are Applicants)

Name & Address (If different) Kim Ott 7 Palmer Dr Queensbury Ny 12804 518-232-7336 Cell	Lynn Saville 121 Stormy Lane Gansevoort NY 12831 418-423-7731 Cell
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Phone: (check one) ☐ Home ☐ Work ☒ Cell

Name & Address (If different) Tami Williams 142 Alpha Rd Newport TN 37821 518-796-5078 Cell	Patti Golden 41 Palmer Dr Queensbury NY 12804 518-466-4757 Cell
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Phone: (check one) ☐ Home ☐ Work ☒ Cell

Surveyor Name & Address, William Curran
12 Sweenor Ln
Gansevoort NY 12831

Phone: 518-796-2484 (check one) ☐ Home ☐ Work ☒ Cell



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Notice of Decision

Please be advised that your application has been **Approved**. This notice is to formally inform you of the decision reached and any conditions that may have been made with the decision.

Application Type: Area Variance Application : Subdivision

Application Name: Richard Daley

Address: 6-8 Riverview Street


Section-Block-Lot Number: 37.53-1-72

Approval Date: 01/29/2025

MOTION OF DECISION:

 X **Approved**

 Denied


Building Inspector/Code Enforcement

01/30/2025
Date

The above Notice of Decision has been filed with the Deputy Village Clerk Treasurer as indicated below:


Signature of Deputy Village Clerk Treasurer

01/30/2025
Date

This Notice has been prepared by:

John Pagano
Building and Codes Enforcement

Cc: DCT

Zoning Administrator Checklist (to be completed by Zoning Administrator)

		SUB DIV	LOT LINE
1.	Does the proposed SITE PLAN conform to Zoning Law Chapter 153	YES/NO	
2.	Have all zoning violations (if any) on the property been corrected?	YES/NO	
3.	Are needed variances obtained for existing structures?	YES/NO	
4.	Is letter of authorization included if someone else will represent the landowner?	YES/NO	
5.	Is an alternate cluster plan for subdivision included, if required by Zoning Law Ch 153?	YES/NO	
6.	Is a completed SEQRA Part I included (Short form unless Long-form is required?)	YES/NO	
7.	Has the applicant attached a copy of the assessor property record card, (both sides) showing uses of all buildings on the property being subdivided (Zoning Law Ch 153 § 153-9)	YES/NO	
8.	a. Has the attached Subdivision Checklist Part I – Sketch Plan been completed by the applicant and reviewed to insure completeness?	YES/NO	
	b. Is each item with "No" answer on the Subdivision Checklist specified on the applicant's written request for waivers?	YES/NO	
9.	For Lot Line Alterations applications, does the application include all of the items required:	YES/NO	
	a. Lot line alteration Plat and supporting documents shall show the layout of all the lots affected by the lot line adjustment(s)	YES/NO	
	b. The plat shall show all lot lines on existing lots (prior to adjustment)	YES/NO	
	c. The plat shall show all lot lines on existing lots (prior to adjustment) and all lot lines on proposed lots (after adjustment.)	YES/NO	
	d. The plats (before and proposed) shall be certified by a surveyor licensed and registered in the State of New York, unless one or both of these requirements is waived by the Planning Board, in which case metes and bounds descriptions of the lots affected by the lot line adjustment(s) will be required. In any case the lot lines to be adjusted shall be surveyed and certified.	YES/NO	
	e. The plat shall contain a chart showing acreage (or square footage) of each lot before and after the lot line alteration, and the difference (delta) as a result of the change.	YES/NO	
	f. A signature block for the planning Board approval, the applicant's name and address, tax parcel number(s), north arrow, scale, date, and words "Lot Line Alteration"	YES/NO	
10.	Has the required fee been paid? State Amount Paid: \$ FEE \$150.00	YES/NO	
11.	Is a copy of the front & back of the Assessor's Property Record Card attached?	YES/NO	
12.	Applicant has received a copy of the <u>Saratoga County Subdivision Map Filing Requirements</u> . (see attached)	YES/NO	
13.	A property owner may request the local assessor merge two or more contiguous parcels of there own land provided there is no mortgage on any single parcel AND all taxes are paid (a paid receipt of the most current tax bills must be submitted.) Contingent on the Assessor's approval, the county mapping department will merge the parcels. An applicant for a combination or aggregation shall be noticed that prior to filing an approved combination or aggregation the Planning Board shall review determined factors, including uniformity of ownership, mortgage lien(s) and proof that all taxes are paid on each pre-existing parcel due at the proposed date of filing of the combination or aggregation as approved. To expedite filing of subdivision maps during tax collection periods, please provide proof of payment of current taxes (bring to Village Planning Board a copy of the receipt(s)). If proof is not provided, final approval may take additional meetings. Upon final approval the filing of the map at the county must be within (62) days of the Planning Board Chairman's signature. (See also SARATOGA COUNTY ADDITIONAL NOTES PERTINENT TO FILING MAPS – 4. Timing)	YES/NO	

If any answer above is "NO," the Application should not be placed on the agenda

Planning board meetings are held the second Wednesday of every month. Application Deadline is 7 calendar days in advance. Contact the Village Clerk for fees in effect. PH (518) 793-1455

MAR 27 2025 PM 2:32



Intersection of West Bounds of Riverview Street and the Extension of South Bounds of Second Street

SECOND STREET

STREET BOUNDARY

Lands of
Niagara Mohawk Power Corp.
Book 572 Page 340
Tax ID 37.45-6-4

Proposed Parcel 1
6 Riverview St.
Tax ID 37.53-1-72
Proposed Area .23 Acres

Proposed Parcel 2
8 Riverview St.
Tax ID 37.53-1-72
Proposed Area .23 Acres

Lands of
Shawn Kenerson and Kearstine Kenerson
Book 2024 Page 5247
Tax ID 37.53-1-71

Lands of
Niagara Mohawk
Power Corp
Book 572 Page 340
Tax ID 37.45-6-4

SCALE 1" = 40'



- Legend
- Wire fence
 - Wood fence
 - IRS Iron Rod Set
 - IPF Iron Pipe Found
 - U.P. Utility Pole
 - Bush
 - Tree



WILLIAM M. CURRAN
N.Y.S. LIC. NO. 049883



PROJECT LOCATION
(NOT TO SCALE)

Deed Reference:
J. Richard Daley and Patricia Daley to
J. Richard Daley, Kim M. Ott, Tami L. Williams,
Patti A. Golden, and Lynn M. Saville
Book 1545 Page 710

Map Reference:
Noted as Map #1 South Glens Falls
Copied by Theodore Hailes, 1923
Recorded in Saratoga Clerk's Office
Book GG Page 65

Drawing Copyright ©2025
Unauthorized alteration or addition to a survey map bearing
a licensed land surveyor's seal is a violation of section 7209,
Subdivision 2, of the New York State Education Law.

I certify that this map titled "Survey and Map of Proposed Two Lot Subdivision of Lands of J. Richard Daley, Kim M. Ott, Tami L. Williams, Patti A. Golden, and Lynn M. Saville 6 and 8 Riverview Street" was prepared by me by an actual field survey, completed on March 20, 2025, in accordance with the current Existing Code of Practice For Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc.

Signature: *William M. Curran*
Date: 3/28/2025

DATE	REVISION	BY	TOWN OF MOREAU
			SARATOGA COUNTY
			STATE OF NEW YORK
			SCALE 1"= 40'
			DRAWN BY: JDM
			CHECKED BY: WMC
			MARCH 24, 2025

Survey and Map of Proposed Two Lot Subdivision
of Lands of
J. Richard Daley, Kim M. Ott, Tami L. Williams,
Patti A. Golden, and Lynn M. Saville
6 and 8 Riverview Street
Village of South Glens Falls, Town of Moreau, State of New York

WILLIAM M. CURRAN
PROFESSIONAL LAND SURVEYOR

18 SWEENORLANE
GANSEVOORT, NY 12831
PHONE (518) 793-7573