



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

Zoning Board Meeting & Public Hearing 5:00 PM  
May 8th, 2024  
CHAIRPERSON BILL GIORGIANNI PRESIDING

### Agenda

#### **Public Hearing & Meeting**

1. 60 Main St - MKAT Properties LLC - Sign Variance Application

#### **Regular Meeting**

2. 48 Main St Discussion
3. Cool Beans Building Discussion

Application I.D. Number

Area Variance Application

FEE: **\$250.00**

Village of South Glens Falls  
Zoning Board of Appeals  
46 Saratoga Avenue  
South Glens Falls, NY 12803  
(518) 793-1455

1. Applicant Name <u>Next Gen Signs Inc</u> Address <u>950 State Route 9H Ghent NY 12075</u> Telephone No. <u>581-938-1306</u>	2. Property Owner Name <u>Meerkat Pest Control</u> Address <u>60 Main St South Glens Falls NY 12803</u> Telephone No. <u>518-869-7378</u>
3. Applicant's Agent Address Telephone No.	4. Property Location
5. Zone Classification	6. Tax Map No.
7. Amount of Land Affected: _____ Acres	8. Variance Requested: <u>Sign</u>
9. What is Present Use of Property? <u>Pest control office</u>	
10. What is Present Land Use in <u>Vicinity</u> of Subject Property? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other	
Describe: _____	
11. Describe <u>Proposed Use</u> of Property: _____	
PLEASE ANSWER THE FOLLOWING QUESTIONS (ATTACH ADDITIONAL SHEETS, IF NECESSARY)	
12. Will the requested variance, if granted, produce an undesirable change in the character of the neighborhood or detriment to nearby properties? Explain: <u>No</u>	
13. Can the benefits sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance? Explain: <u>no</u>	
14. Is the requested area variance substantial? Explain: <u>no</u>	
15. Will the proposed area variance have an adverse impact or effect on the physical or environmental conditions in the neighborhood or district? Explain: <u>no</u>	

15. Has the alleged hardship been self-created? Explain: \_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL REQUIREMENTS**

- A. Provide a plot plan of the subject property including all proposed additions or modifications, if any, drawn to scales, of 1"=40'. The plot plan must include the location and dimensions of all existing and proposed structures, including fences and pools, and all driveways, parking areas and areas of ingress and egress.
- B. Complete the attached SEQR Environmental Assessment Form. The Zoning Board of Appeals reserves the right in each instance to require the applicant to complete a long or full Environmental Assessment Form.
- C. File the original and eight (8) copies of the Variance Application signed by the applicant and, if necessary, by the applicant's agent, together with Environmental Assessment Form and any additional or supporting documentation and the application fee with the Building Inspector/Code Enforcement Officer. For application filing deadlines, contact the Building Inspector/Code Enforcement Officer.

Site Location: In the space provided below, please provide a sketch of the location of the subject property, including streets and landmarks.

I, Thomas M Moore Jr certify that I am the applicant in the within Area Variance Application and that I have read the information contained in this application and it is true and accurate to the best of my knowledge, I further authorize \_\_\_\_\_ to serve as my agent for this application and to represent my interest before the Zoning Board of Appeals.

Date: 4-22-24 Applicant's Signature: Thomas Moore

Date: \_\_\_\_\_ Agent's Signature: \_\_\_\_\_

Your application may be subject to review by the Saratoga County Planning Board.

\*Applicant will be responsible for ZBA fee, advertising & postage, if applicable.



950 State Route 9H  
Ghent NY 12075

Project:

# Meerkat

60 Main St  
South Glens Falls NY

Date:

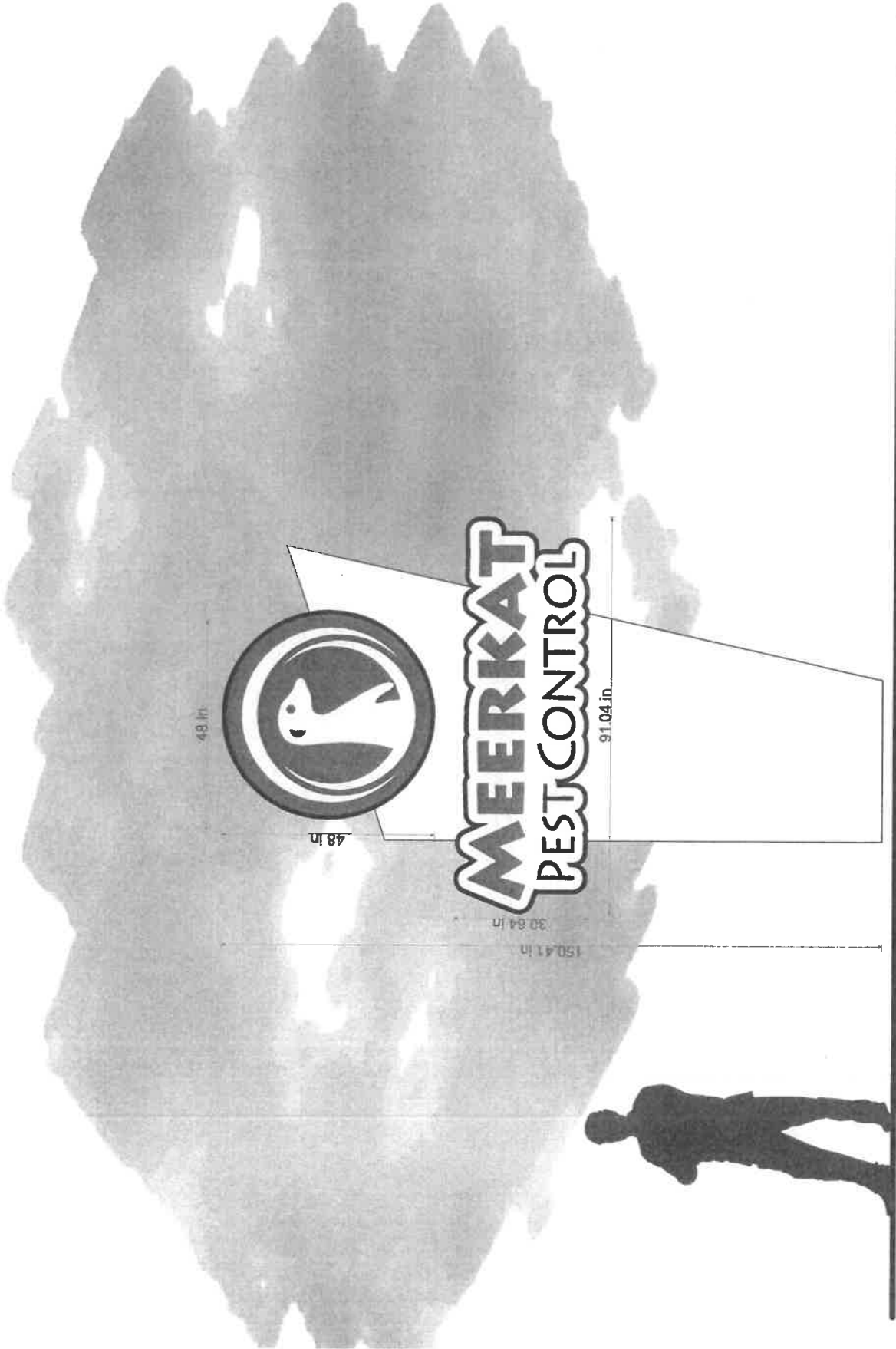
Notes:

Pg 1

Color Rendering

Revisions:

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to the full extent of the law.



Project:

Date:

Notes:

Revisions:

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