



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

Zoning Board Meeting 7:00 PM
January 22, 2025
Chair Bill Giorgianni PRESIDING

Agenda

- 1. Area of Variance Application**
 - a. 6-8 Riverview St

Application I.D. Number

Use Variance Application

FEE: \$150.00

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

1. Applicant Name RICHARD DALEY
 Address 49 BARTON WHITNEY RD
NEWPORT NH 03773
 Telephone No. 518-222-2000

2. Property Owner Name J. RICHARD DALEY
6 RIVERVIEW ST
 Address SO. GLENS FALLS NY 12803
 Telephone No. N/A

3. Applicant's Agent SHERILL HAZELTON
 Address 567 GANSEVOORT RD.
MOOREAU NY 12828
 Telephone No. 518-683-1716

4. Property Location 6-8 RIVERVIEW ST.
SO. GLENS FALLS NY 12803

5. Zone Classification R2

6. Tax Map No. 37.53-1-72

7. Amount of Land Affected: 0.45 Acres

8. Date property was purchased: 1/29/79
 Has property recently been appraised? No
 If so, appraised value \$ _____

9. Has property recently been listed for sale? No
 If so, please provide date(s) of listings, listing agent(s) and list price _____

List date(s)	Listing Agent(s)	List Price

10. What is Present Land Use in Vicinity of Subject Property?
 Residential ___ Industrial ___ Commercial ___ Agriculture ___ Park/Forest/Open Space ___ Other

Describe: ONE PARCEL WITH A ONE FAMILY DWELLING AND 3 FAMILY DWELLINGS.

11. Describe Proposed Use of Property: DIVIDE PARCEL IN HALF WITH ONE PARCEL A SINGLE FAMILY DWELLING + A SECOND PARCEL OF A 3 FAMILY DWELLING

PLEASE ANSWER THE FOLLOWING QUESTIONS (ATTACH ADDITIONAL SHEETS, IF NECESSARY)

12. Can the property realize a reasonable return for each and every permitted use under the Zoning Law?
 Explain: YES BOTH PROPERTIES MAY SEE AN INCREASE IN VALUE.

If answer is No, provide proof by competent financial evidence.

13. Is the alleged hardship relating to the property unique and does the alleged hardship apply to a substantial portion of the district or neighborhood? Explain:
THE HARDSHIP IS FAIRLY UNIQUE AS MANY PROPERTIES IN THE VILLAGE DO NOT OCCUPY A SINGLE FAMILY DWELLING + A 3 FAMILY DWELLING.

14. Will the requested Use Variance alter the essential character of the neighborhood?

Explain: NO, IT WILL REMAIN THE SAME

15. Has the alleged hardship been self-created? Explain: NO

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.

PLEASE SEE ATTACHED PAGE

I, RICHARD DALEY certify that I am the applicant in the within Use 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 SHERILL HAZELTON to serve as my agent for this application and to represent my interest before the Zoning Board of Appeals.

Date: 1/6/24 Applicant's Signature: Richard Daley

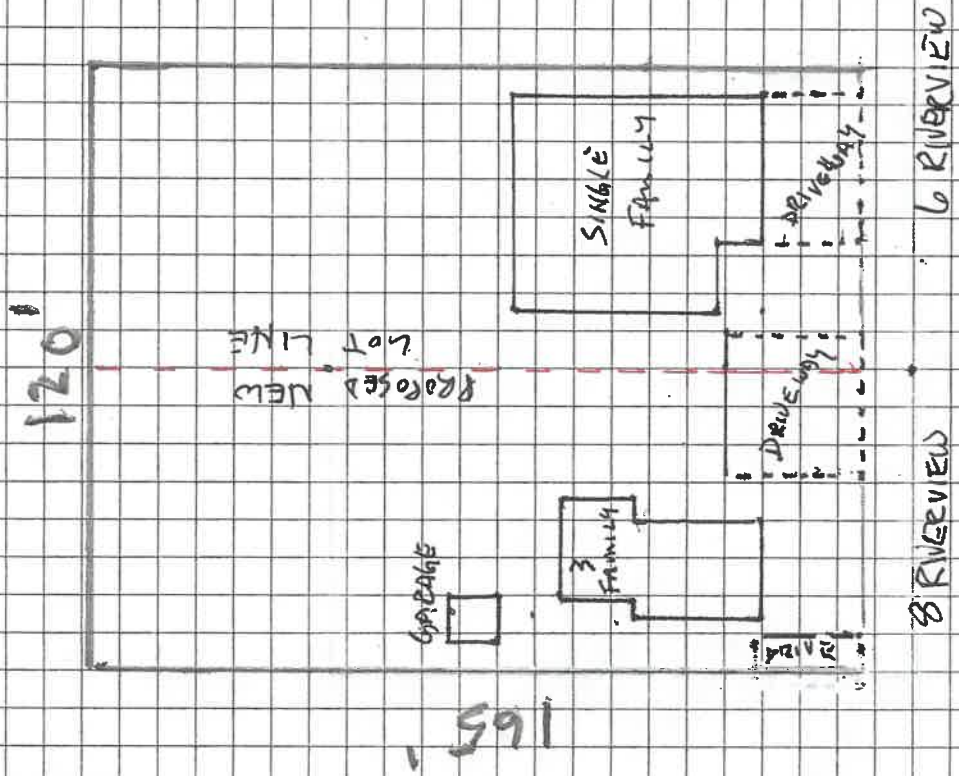
Date: 1/6/24 Agent's Signature: Sherill Hazelton

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

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

SITE LOCATION





Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible 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; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information																		
<div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">RICHARD DALEY</div> Name of Action or Project:																		
DIVISION OF PARCEL # 37.53-1-72 TO FORM 2 EQUAL LOTS 60 X 165																		
Project Location (describe, and attach a location map):																		
6-8 RIVERVIEW ST., SO. GLENS FALLS NY 12803																		
Brief Description of Proposed Action:																		
DIVIDE PARCEL INTO TWO EQUAL LOTS. 60 X 165 EACH, ONE WITH A SINGLE FAMILY DWELLING + THE OTHER WITH A 3 FAMILY DWELLING. BOTH BUILDINGS ARE EXISTING																		
Name of Applicant or Sponsor:		Telephone: 518-222-2000																
RICHARD DALEY		E-Mail: rdaley01@msn.com																
Address:																		
49 BARTON WHITNEY RD.																		
City/PO:		State:	Zip Code:															
NEWPORT		NH	03773															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		<table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
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.																		
2. Does the proposed action require a permit, approval or funding from any other government Agency?		<table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>		NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
If Yes, list agency(s) name and permit or approval:																		
3. a. Total acreage of the site of the proposed action?		0.45 acres																
b. Total acreage to be physically disturbed?		0.45 acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.45 acres																
4. Check all land uses that occur on, are adjoining or near the proposed action:																		
<table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other(Specify):</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Parkland</td> </tr> </table>				<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):		<input type="checkbox"/> Parkland				
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)														
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):															
<input type="checkbox"/> Parkland																		

JAN 6 2025 AM 9:43

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

JAN 6 2025 AM 9:43

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

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?

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment: _____

NO YES

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: _____

NO YES

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: _____

NO YES

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

Applicant/sponsor/name: RICHARD DALEY Date: 1/6/25
Signature: Richard Daley Title: OWNER

JAN 6 2025 AM 9:43