

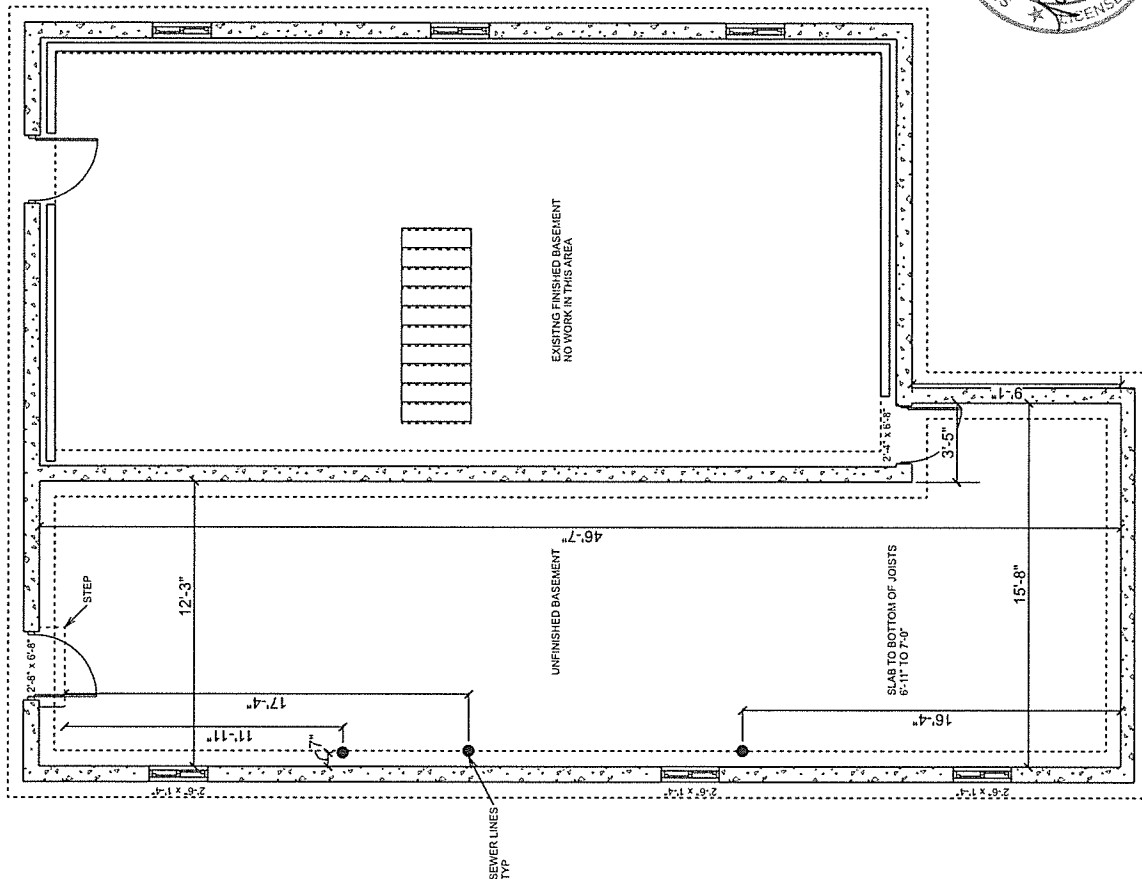
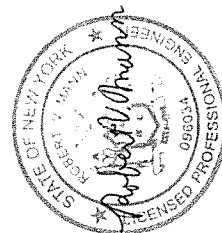
ALTAMONT ZONING BOARD OF APPEALS

Regular Meeting Agenda

September 26, 2023

1. Open meeting - State time and that the meeting is being recorded and where the exit signs are located.
2. Topic & Discussion: Continue Public Hearing on Application for Special Use Permit requested by Chris Wolff to refinish part of basement at 982 Altamont Blvd., Tax Map #48.06-3-8, to create an apartment for Applicant's elderly mother-in-law. Consider motion to close Public Hearing. Consider motion on Resolution to approve / deny application.
3. Topic & Discussion: Continue Public Hearing on Application for Variance requested by Robert Spring for wood or vinyl fencing 6' in height at 157 Bozenkill Road, Tax Map #37.09-1-2.2. Consider motion to close Public Hearing. Consider motion on Resolution to approve / deny application.
4. Topic & Discussion: Consider motion on Resolution to issue a SEQRA Determination of Significance. Continue Public Hearing on Application by Patty Doak for Minor Subdivision of 138 Western Avenue, Tax Map #37.14.2.5. Consider motion to close Public Hearing. Consider motion on Resolution to approve / deny application.
5. Topic & Discussion: Update on CM Fox Living Solutions LLC (Troy Miller) Subdivision. Property at S.B.L. 37.14-3-6.1.
6. Other Business: _____

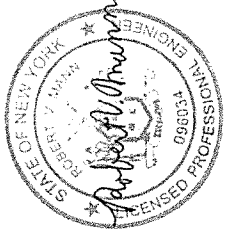
7. Review of Minutes from August 22, 2023 meeting of the Zoning Board of Appeals. Consider Motion: To approve minutes.
8. Consider Motion to Adjourn Meeting. Meeting Adjourned at Time: _____
9. Next ZBA Meeting dates, if needed: October 24, 2023 and November 28, 2023.



EXISTING BASEMENT

SCALE: 3/16" = 1'-0"

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW
FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF
A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY
PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE
SEAL OF PROFESSIONAL ENGINEER HAS BEEN APPLIED.



PAPER SIZE 11 x 17
SECTION LETTER
PAGE NUMBERS

Rebecca Wolff
982 ALTA MONT BLVD
ALTA MONT NY, 12009
PHONE: 518-572-7851, BECKWOLFF@GMAIL.COM
DRAWN BY: RWM
SCALE: 3/16" = 1'-0"
DATE: 9/18/2023
Reno Basement
PAGE: 3/3

NEW 2x4 PETITION WALLS

ALL ELECTRICAL PER NATIONAL ELECTRICAL CODE, NEC

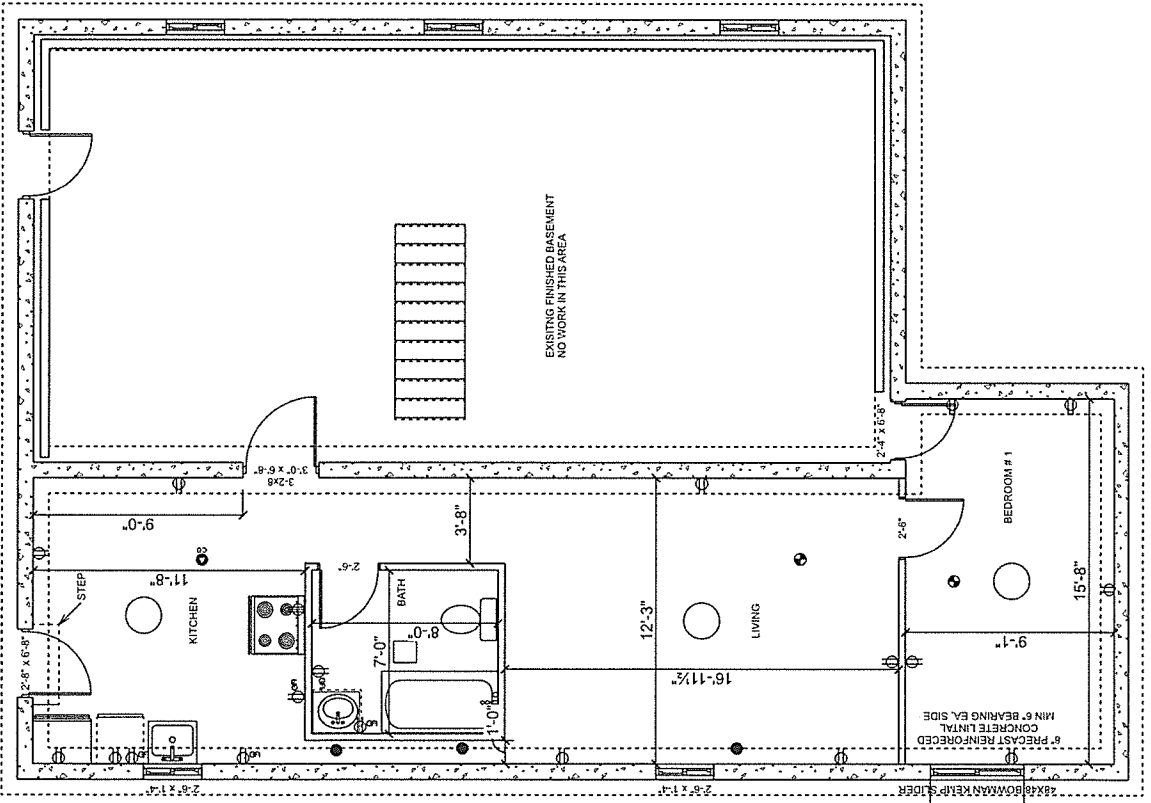
SMOKE DETECTOR DIRECT WIRED WITH BATTERY BACK UP, ONE IN EVERY BEDROOM, ONE ON EACH FLOOR AND ONE IN THE COMMON ENTRANCE DOOR IN HALLWAY, AS WELL AS BASEMENT

CARBON MONOXIDE DETECTOR ON EACH LEVEL

EXHAUST FANS TO BE VENTED TO OUTSIDE

SAMPLE ELECTRICAL PLAN

ELECTRICAL	COUNT	SYMBOL
ceiling light & fan	1	
ceiling light 03	3	
co detector	1	
outlet	13	
outlet gl	5	
smoke detector	2	
stove outlet 220v	1	



TOTAL SF = 602
DLO REQ'D = 48.2 SF
MINIMUM 50% FREE AREA
ARTIFICIAL LIGHTING TO PROVIDE
6'-FOOT-CANDLES
30 INCHES ABOVE FLOOR
VENT REQ'D = 24.1 SF
MINIMUM 50% FREE AREA
ERV REQUIRED TO PROVIDE
0.35 AIR EXCHANGE PER HOUR
CEILING HT 6'-0.5" TO 6'-1.5"
6'-4" HT UNDER BEAMS, PLUMBING
RADON TEST REQUIRED

RENO BASEMENT

SCALE: 3/16" = 1'-0"

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information							
138 Western Ave. minor Sub. division							
Name of Action or Project: minor Subdivision							
Project Location (describe, and attach a location map): 138 Western Ave							
Brief Description of Proposed Action: Subdivide 1.8 acres of vacant land from 2.42 acres of overall lot.							
Name of Applicant or Sponsor: Patricia Doak and R. Michael Holt		Telephone: 518.810.3080 E-Mail: pdoak37@yahoo.com					
Address: 37 Glenwood St							
City/PO: Albany NY 12203		State: NY	Zip Code: 12203				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		2.42 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.42 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
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: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
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 plain?	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? ☐ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

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: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Patricia Doak</u> Date: <u>9/12/23</u> Signature: <u>Patricia Doak</u>		

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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, waterbodies, 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?	☐	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

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 significant 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)

PRINT FORM