

APPLICATION FOR AREA VARIANCE

FOR INTERNAL USE ONLY	
APPLICANT: _____ _____	APPEAL #: _____ ZONING DISTRICT: _____ DATE SUBMITTED: _____ DATE ACCEPTED: _____ HEARING DATE: _____
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

- Applicant(s):** Thomas and Virginia McGreevy
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
Email address: _____
- Agent:**
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____
- Owner:** Thomas and Virginia McGreevy
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____

RELATIONSHIP TO THE PROPERTY:

OWNER: Yes No LESSEE: Yes No AGENT: Yes No

If an agent, please attach an Agent Authorization Form.

GENERAL PROJECT INFORMATION:

ADDRESS: 1492 West River Road Gansevoort NY 12831 TAX MAP #: 414489 78.-1-63.2
 CURRENT USE: 1 Family Residential ZONING DISTRICT: _____
 LENGTH OF TIME OF USE: permanent PROPOSED USE: Shed / Garage
 RELIEF SOUGHT: Set back variance for shed/ garage

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	40 feet	25 feet	15 feet	37.5%
Side Yard Setback	_____	_____	_____	_____
Rear Yard Setback	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

I am applying for a variance of the set back requirements to build a 12 foot by 20 foot shed/ garage on our property at 1492 West River Road Gansevoort New York. On information and belief the required front yard setback dimension should be 40 feet from the property line. I am requesting a variance to place the shed 25 feet from the property line instead.

CRITERIA: An area variance may be granted only in the event that **ALL five (5)** of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.

- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.
- (5) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five (5) criteria (please attach additional pages as necessary):

1. Strict application of the dimensional requirement in the desired location would place the shed over the septic tank and discharge pipe of the tank. If the variance is granted the structure would still be 5 feet further from the road than the existing house.
2. The difference of 15 feet between the required and the proposed setback is mitigated by the position of the existing home structure. The setback of the proposed structure would be greater than the setback of the existing structure.
3. Other placement of the shed would make it impractical for the use anticipated for it. While there is a large area north of the proposed site, there is a leach field of the septic system that would interfere. The shed/ garage would have to be located very far from the house to avoid this obstacle. Although there is land in the back and south side, I am fearful of placing it in either of these locations would expose it to danger from yearly flooding from the Hudson River and Snook Creek. A recent high water event in the fall brought the level too close to the house to locate the proposed structure.
4. I don't anticipate a change to the character of the neighborhood or a detriment to adjoining properties by this variance. I intend to use similar siding and color to that which is on the current structure and as stated above, it will actually set further back from the road than the house itself. The color is similar to the buildings across the road.
5. I don't believe that a variance would be materially detrimental to the purpose of the chapter or to property in the district or create any conflict since the variance requested would place the structure further from the road than the existing house. I believe that the requested variance of 15 feet would place the structure 25 feet from the property line and is the minimum required to realistically place it in front of the existing septic tank and leach field.

CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

Please complete the checklist of required application elements:

- 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- 2. Complete narrative response addressing each of the criteria as specified in this application.
- ^{NA} 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- ^{NA} 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- 5. Additional information requested by the Zoning Board of Appeals.

Please return the original application, with all four pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to bidclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

Thomas McGreevy

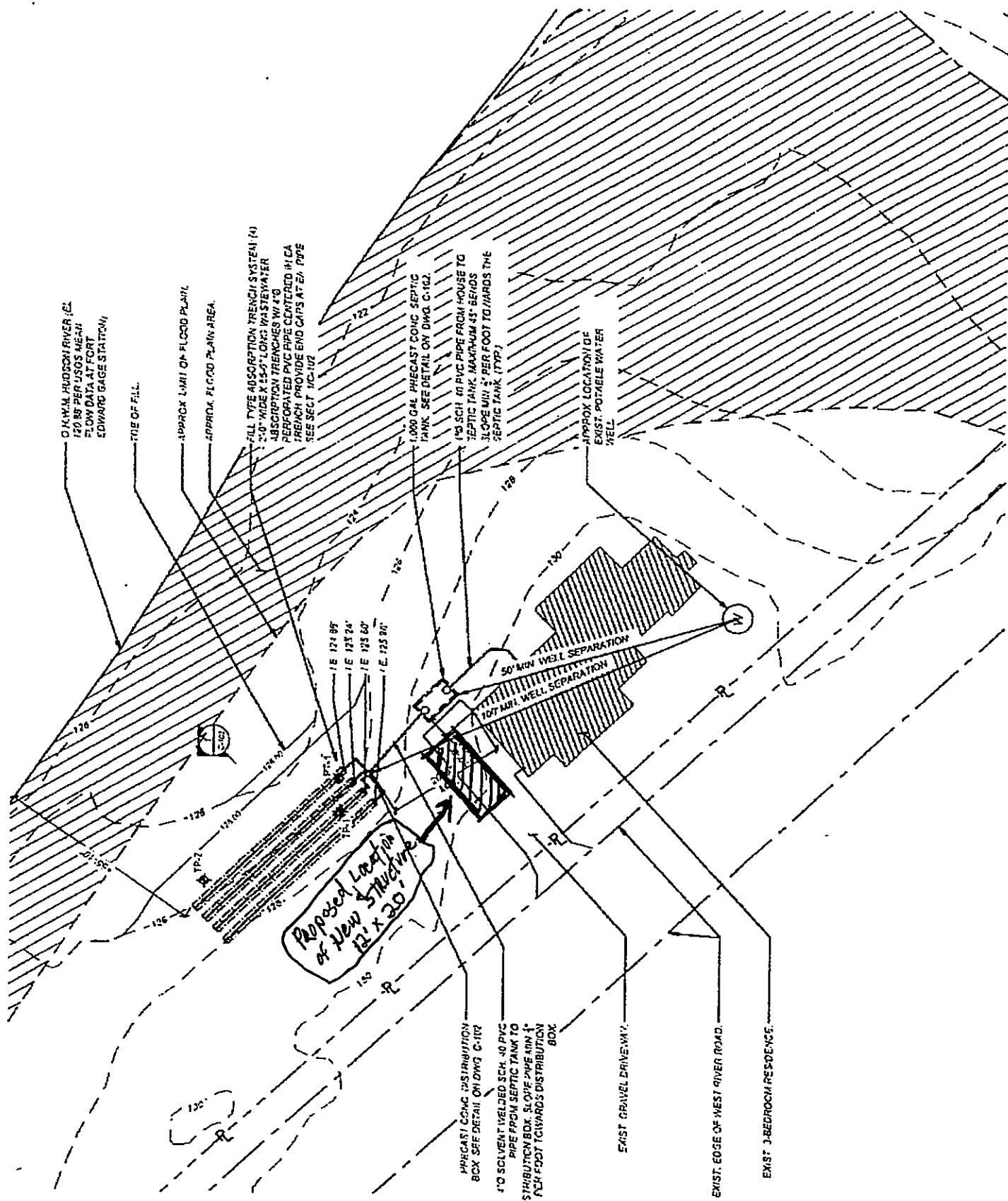
Applicant (print)

Thomas P McGreevy

Applicant (sign)

2-14-2024

Date



0.1 M.M. HUDSON RIVER (EL. 120 BY PER USGS MEAN FLOW DATA AT FORT EDWARD GAGE STATION)

TONE OF FILL

APPROX. LIMIT OF FLOOD PLAIN

APPROX. FLOOD PLAIN AREA

FILL TYPE ABSORPTION TRENCH SYSTEM (4) 24" WIDE X 150' LONG WASTEWATER ABSORPTION TRENCHES W/ 4" PERFORATED PVC PIPE CENTERED IN CA TRENCH PROVIDE END CAPS AT EA. PPS SEE SECT 102-102

1000 GAL PRECAST CONC SEPTIC TANK. SEE DETAIL ON DWG. C-102.

1" SCH 40 PVC PIPE FROM HOUSE TO SEPTIC TANK. MAXIMUM 45° BEYONDS SLOPE MIN. 1" PER FOOT TOWARDS THE SEPTIC TANK. (779)

APPROX. LOCATION OF EXIST. POTABLE WATER WELL

1 E. 121 87'
1 E. 123 24'
1 E. 125 60'
1 E. 125 90'

Proposed Location of New Structure 12' x 20'

PRECAST CONC DISTRIBUTION BOX SEE DETAIL ON DWG. C-102

10' SOLVENT WELDED SCH. 40 PVC PIPE FROM SEPTIC TANK TO DISTRIBUTION BOX. SLOPE PVC PIPE 1" PER FOOT TOWARDS DISTRIBUTION BOX

EXIST. GRAVEL DRIVEWAY

EXIST. EDGE OF WEST RIVER ROAD

EXIST. 3-BEDROOM RESIDENCE

50' MIN. WELL SEPARATION
100' MIN. WELL SEPARATION

126

126

124

128

128

130

126

130

130

130

