

RESIDENTIAL NON-REFUNDABLE ZONING VARIANCE

VILLAGE OF COLONIE ZONING BOARD OF APPEALS APPLICATION FOR ZONING VARIANCE

COMMERCIAL NON-REFUNDABLE ZONING VARIANCE

ZONING VARIANCE FEES: APPLICATION FOR AN APPEALS TO THE ZONING BOARD OF APPEALS:

- 1. RESIDENTIAL 1 FAMILY, INCLUDING ACCESSORY STRUCTURES \$50.00
2. RESIDENTIAL 2 FAMILY INCLUDING ACCESSORY STRUCTURES \$100.00
3. FOR A BUSINESS \$150.00
4. APPLICATION FOR SPECIAL EXCEPTIONS SIGN PERMITS AND/OR APPEALS \$150.00

OWNER'S NAME Audat Properties LLC TEL NO. 518 690 5455
ADDRESS: 1692 Central Avenue PLEASE PRINT E-MAIL: Anne.k@actoftheboard.com
RESIDENTIAL: GARAGE rei.com

ATTACHED: UNATTACHED: DIMENSIONS: LOT SIZE:

INDICATE DISTANCE FROM: SIDE LINE REAR LINE STREET LINE

ADDITIONS:

TO SIDE OF HOUSE FT. REAR OF HOUSE FT. TO FRONT FT.

DIMENSIONS: ENTIRE HOUSE SQ. FT. PROPOSED ADDTN SQ. FT. LOT:

INDICATE DISTANCE FROM: SIDE LINE REAR LINE STREET LINE

NEW DWELLING:

ONE FAMILY TWO FAMILY APARTMENT OTHER:

DIMENSIONS: BUILDING: LOT SIZE:

COMMERCIAL AND INDUSTRIAL:

BUILDING: GAS STATION: OTHER:

DIMENSIONS: BUILDING LOT SIZE

DISTANCE FROM: SIDE LINE REAR LINE STREET LINE

REASON FOR VARIANCE: Unit 103 is 350 sq ft. Minimum required is 600 sq. ft. Asking for 250 sq. foot variance

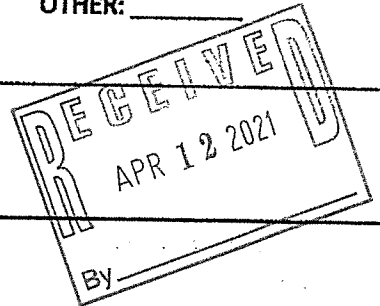
INDICATE HARDSHIP: (ATTACH LETTER IF NECESSARY)

Financial hardship due to vacancy. Unable to fill with commercial tenants

PLEASE MAIL IN OR DELIVER TO VILLAGE HALL TO THE ZBA COORDINATOR'S ATTENTION WITH FILING FEE TO VILLAGE OF COLONIE, VILLAGE HALL 2 THUNDER ROAD, ALBANY, NY 12205. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO VILLAGE OF COLONIE

DATE: 4/11/21

OWNER'S SIGNATURE: Anne Kupriyeva



Short Environmental Assessment Form

Part 1 - Project Information

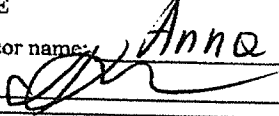
Instructions for Completing

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							
Name of Action or Project: <i>Residential studio 350 sq ft.</i>							
Project Location (describe, and attach a location map): <i>1692 Central Ave, unit 103 (plan attached)</i>							
Brief Description of Proposed Action: <i>Asking for variance of 250 sq ft for residential apartment of unit 103</i>							
Name of Applicant or Sponsor: <i>Anne Kepriyeva</i>		Telephone: <i>518 690 5455</i>					
Address: <i>1692 Central Avenue</i>		E-Mail: <i>helpmyfeet@a.com!</i>					
City/PO: <i>Albany</i>		State: <i>NY</i>	Zip Code: <i>12205</i>				
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </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"/>						
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </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"/>						
3.a. Total acreage of the site of the proposed action? _____ acres		<i>N/A</i>					
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Anna Kuprieva</u></p>	<p>Date: <u>4/11/21</u></p>	
<p>Signature: <u></u></p>		

PRINT FORM

AUDAT PROPERTIES, LLC
518-690-5455

Dear members of the Village of Colonie Zoning Board of Appeals:

We are asking for zoning variance for 1692 Central Avenue, Albany, NY 12205, Unit 103 for 250sq.ft.

Due to current economic conditions, there is a high vacancy rate for office spaces that puts financial strain on our company. We are asking to allow use of unit 103 for residential use. The size of the unit is 350 sq.ft.

Thank you for your consideration

Respectfully,
Anna Kupriyeva
518-690-5455