

April 11, 2023

Town of Charlton
ZBA Board
758 Charlton Road
Charlton, NY 12019

Dear Zoning Board Members:

This letter is to ask for your approval to Board and Train peoples dogs on our property at 912 Charlton Road. We would love to be able to service more residents in the town and help them with their dog training needs. We currently are doing lessons in people's homes. We are looking for a Special Use Permit to board and train dogs in our home. There will be no change to the structures that currently exist at this location. The property is located in an Agricultural/ Residential zone. It is owned by me (Tammy Johnson) at the time of this application for the Special Use Permit.

We are looking to provide indoor, in-home dog boarding services that will not disrupt the neighborhood or neighbors in any way. This gives clients the ability to have their dog in a home setting while they are away on vacation. It also reduces the stress on both the animals and the humans. We already have several clients from within the town and would love to expand that. We moved to this town because we love the rural nature and quietness of the town. We will be walking pups for potty breaks and outdoor activities. Our home sits about ~700 feet off the road and is surrounded by trees with a circle driveway, this will make no impact on the traffic on Charlton Road.

We cannot wait to service more Charlton residents in the future! We appreciate your time and consideration throughout this process.

Sincerely,

Tammy Johnson

**TOWN OF CHARLTON
ZONING BOARD OF APPEALS
APPLICATION AND APPEAL
(SPECIAL USE/VARIANCE)**

Case Number: 2023-03 Date: 3/15/2023 Tax Map# 246.-1-68

Applicant:

Owner (If Different)

Name: Tammy L Johnson

Name: _____

Address: 912 Charlton Road

Address: _____

Schenectady Ny 12302

Phone: 518-928-6240

Phone: _____

LOCATION OF PROPERTY:

Address: 912 Charlton Road Schenectady Ny 12302

CURRENT ZONING: RESIDENTIAL _____ RES/AGRI ☒ AGRICULTURAL _____

TYPE OF APPLICATION: (CHECK ONE)

VARIANCE: USE ☒ AREA _____ SET BACK VARIANCE _____ Special exc. use permit _____

INTERPRETATION OF ZONING ORDINANCE OR MAP: _____
(CITE SECTIONS FOR INTERPRETATIONS)

SPECIAL USE PERMIT: Boarding and Training OTHER: _____

PROJECT DESCRIPTION: Boarding and Training housepets on our property

we want to be able to serve more than 4 clients

all dogs are boarded indoors and walked on leash

-REQUIRED MATERIALS: APPLICANT MUST PROVIDE 10 COPIES OF THE FOLLOWING FOR ZONING
OR IF NECESSARY 12 COPIES FOR THE PLANNING BOARD.

-COMPLETED APPLICATION

-SITE PLAN SHOWING AREA OF CONCERN; ADDITIONS; EXTENTIONS, ETC., INCLUDING DIMENSIONS

-SECTION OF TAX MAP SHOWING SURROUNDING LOTS

-NAMES & ADDRESSES OF NEIGHBORING PROPERTY OWNERS

FOR VARIANCE: TWO ON EACH SIDE, TO THE REAR, AND ACROSS THE STREET FOR SPECIAL USE PERMIT:
1500 OR 2500 FEET. (SEE ZONING REGULATIONS)

RETURN APPLICATION TO ZONING OFFICE FOR REVIEW

6. **USE VARIANCE**- Note: The Zoning Board of Appeals is without authority to issue a USE VARIANCE unless the applicant can demonstrate that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

N/A

2. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

N/A

3. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and

will not change the character of the neighborhood

4. That the alleged hardship has not been self-created,

na

7. **AREA VARIANCE** - The Zoning Board Of Appeals is required to balance these two elements in granting of variances: (1) The benefit to the applicant from the variance and (2) the detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance were to be granted. The provision sets forth five factors for the board to consider in balancing these interests:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance.

no change all pups are walked on leash

2. Whether the benefit sought by the applicant can be achieved by some other feasible method other than the variance.

no

3. Whether the requested variance is substantial.

not substantial just allows us to service more people

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

no adverse impact we are 800 feet from the road

5. Whether the alleged difficulty was self created, (that it was will not necessarily preclude the granting of the area variance.)

we are currently restricted to 4 overnight boarders

8. **INTERPRETATION SUBMISSION REQUIREMENTS** - Explain the nature of the requested interpretation:

we would love to service more Charlton residence

9. **CERTIFICATION**: I hereby dispose and say that all the above statements and the statements contained in the attached submission are true to the best of my knowledge and belief.

Tanner R. Jones
(Signature of applicant)

(ZBAAPL2)

3/15/2023
(Date)

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: <u>In home Boarding and Training</u>							
Project Location (describe, and attach a location map): <u>existing buildings at 912 Charlton Road</u>							
Brief Description of Proposed Action: <u>We are looking to be able to have more than 4 client dogs in our home. These pup will be boarded inside our house. we would also like to do more client training on our property</u>							
Name of Applicant or Sponsor: <u>Tammy L Johnson</u>		Telephone: <u>518-928-6240</u> E-Mail: <u>info@primitive dog llc.com</u>					
Address: <u>912 Charlton Road</u>							
City/PO: <u>Schenectady</u>		State: <u>ny</u>	Zip Code: <u>12302</u>				
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?		<u>20+</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>20+</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) 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 site of the proposed action?		<input checked="" type="checkbox"/>	<input 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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Tammy L. Johnson</u> Date: <u>3/15/2023</u> Signature: <u>[Signature]</u>		