

FINNING PROPERTIES
98 GEORGE STREET
GREEN ISLAND, NEW YORK 12183

September 15, 2026

CHAIRPERSON LYNN McGIVERN
GREEN ISLAND ZONING BOARD
20 CLINTON STREET
GREEN ISLAND, NEW YORK 12183

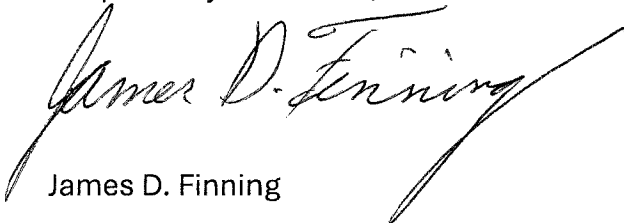
Chairperson McGivern:

I am requesting to be included on the Zoning Board September Agenda for the following:

Redevelopment of 22 Paine Street, Green Island from a commercial warehouse use to five (5) new residential luxury apartments and the addition of nine (9) new garage bays at 24 Paine Street. Plans submitted at your request. To facilitate this request we are asking for a rear setback change from 15 feet to 5 feet.

If you have any questions please feel free to contact me at my office by phone, (518)266-8707.

Respectfully submitted,

A handwritten signature in black ink, reading "James D. Finning". The signature is stylized with a large, sweeping initial "J" and a long, horizontal stroke extending to the right.

James D. Finning

The Village of Green Island
20 Clinton Street
Green Island, NY 12183
(518) 273-2201
Email: Buildingdepartment@villageofgreenisland.com

Application for Zoning Board of Appeals

Date of Application: 09/15/2026

Address of Project: 24, 26 Paine Street

Zoning District: R2

Section: 32.36 Block: 1 Lot: 15

Existing Use: Vacant Land

Proposed Use: Construction of a structure on the vacant parcel containing nine (9)
residential garages.

Variance Request: Rear Area Variance from 15' to 5'

1. Name / Address / Telephone of Applicant:

Jim Finning

98 George Street

518-852-5270

James D. Finning 9-15-26

2. Owner's Name / Address / Telephone, if different from applicant:

Same

For office use only:

Application # _____

Fee Paid: _____

Date Paid: _____

Receipt #: _____

3. Supplemental Information Submitted with Application

☒ A. Letter of explanation

☐ B. Short Form EAF

☒ C. Proof of Ownership or Owner's Permission to Apply for Variance (affidavit required)
(- deed attached)

☒ D. Site Plan or Survey Map

☒ E. Receipt of Fees Paid and Date

☐ F. Denial Letter, Planning Board Referral or other documentation.

4. Is the property located within 500 feet of the following:

☐ the boundary of any city, village or town

☐ the boundary of any existing or proposed county or state park or any other recreational area

☐ the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway

☐ the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines

☐ the existing or proposed boundary of any county or state-owned land on which a public building or institution is situated

☐ the boundary of a farm operation located in an agricultural district, as defined by Article 25-AA of the Agricultural and Markets Law.

The Village of Green Island
75 Hudson Avenue
Green Island, NY 12183
(518) 629-0367

Area Variance

The following information is submitted in support of the application
(the law does **NOT** require that all of the questions be answered in the negative to obtain a variance)

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the variance(s) you request?

_____ Yes X No

State the reason(s) for your answer.

The variance will be in the first step in improving the appearance and overall character of the area by putting the vacant property to productive use and creating a more cohesive, well-maintained property.

2. Can the benefit you seek be achieved by some feasible method, other than the variance(s)?

_____ Yes X No

State the reason(s) for your answer.

This request is part of a larger redevelopment plan for the properties at 22-28 Paine Street. Under the Village ordinance, the creation of a residential unit requires an off-street parking space. The proposed garages will be an accessory use, and an integral part of the overall development.

3. Is the requested variance(s) substantial?

_____ Yes X No

State the reason(s) for your answer.

The variance is limited in scope and refers only to a rear set back for the garage structure. The overall redevelopment proposal will go before the Planning Board for further approval.

4. Will the proposed variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

_____ Yes X No

State the reason(s) for your answer.

The proposed garages as part of a redevelopment plan will improve the street scape, revitalize the block, and improve the existing condition of the vacant property.

5. Is the alleged difficulty self-created?

_____ Yes X No

State the reason(s) for your answer.

Potentially; however, the request is intended to facilitate compliance with the Village's off-street parking requirement for the proposed residential units. 5 The parcels will be merged as part of the final site plan.

Use Variance

You must prove unnecessary hardship to obtain a use variance
(In order to prove unnecessary hardship, you must prove **ALL** of the following:)

1. You cannot realize a reasonable return on the property. The lack of return must be substantial and demonstrated by competent financial evidence. Can you show a lack of a substantial return?

_____ Yes _____ No

What financial evidence are you presenting?

2. The alleged hardship relating to the property in question must be unique and not applicable to a substantial portion of the district or neighborhood. Is your hardship unique and not applicable to a substantial portion of the district or neighborhood?

_____ Yes _____ No

State the reason(s) for your answer.

3. The requested use variance, if granted, will not alter the essential character of the neighborhood. Will the use variance requested alter the essential character of the neighborhood?

_____ Yes X No

State the reason(s) for your answer.

Off Street Parking is badly needed in this Area!

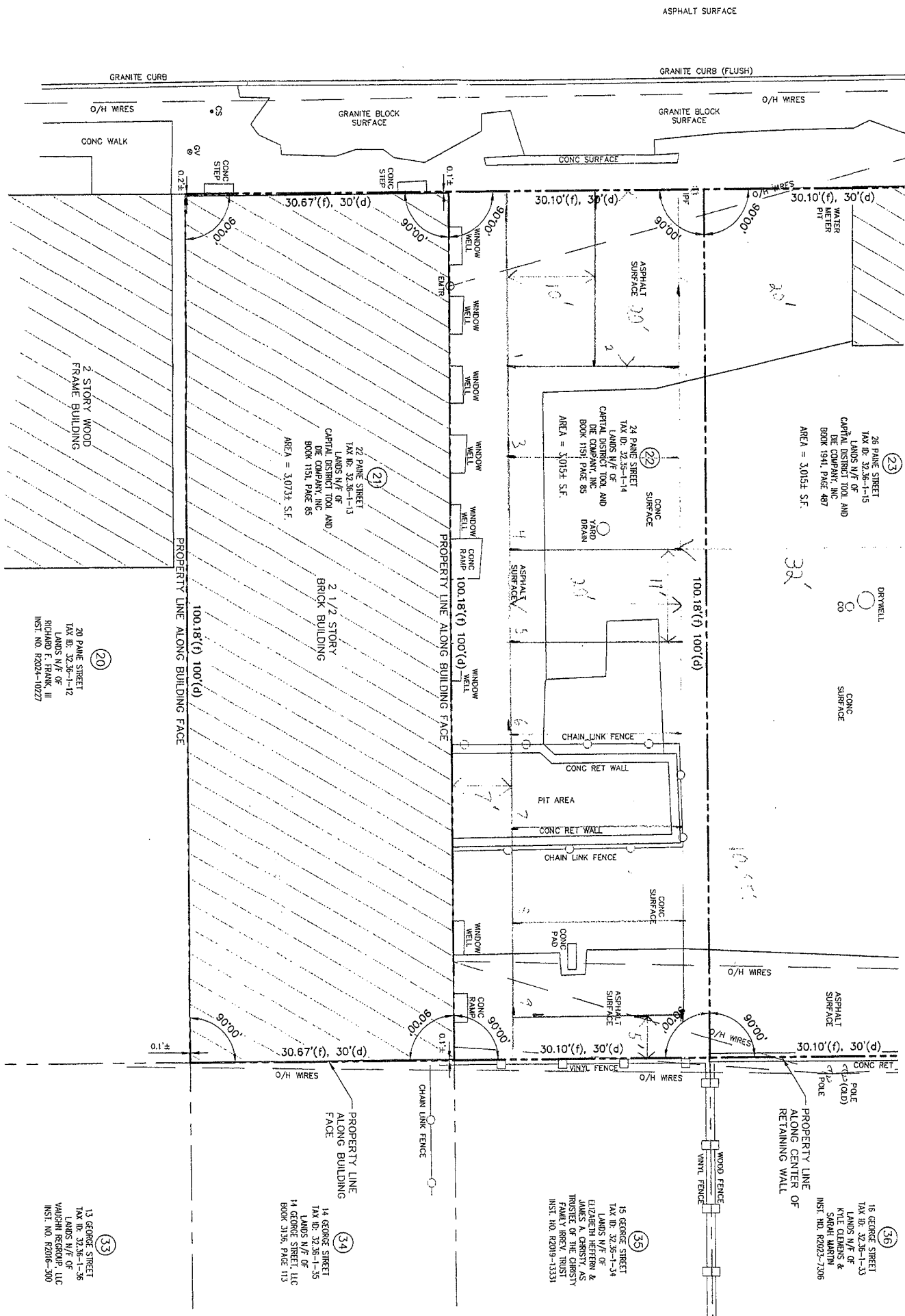
4. The alleged hardship cannot be self-created. Is your hardship self-created?

_____ Yes _____ No

State the reason(s) for your answer.

PAINE STREET

ASPHALT SURFACE



26 PINE STREET
TAX ID: 32.36-1-15
LANDS N/E OF
CAPITAL DISTRICT TOOL AND
DIE COMPANY, INC.
BOOK 1941, PAGE 487
AREA = 3,015± S.F.

DRIVEWELL
CONC SURFACE

ASPHALT SURFACE
CONC RET WALL
POLE (OLD)
POLE

16 GEORGE STREET
TAX ID: 32.36-1-33
LANDS N/E OF
KYLE CLEMENS &
SARAH MARTIN
INST. NO. R2023-7006

15 GEORGE STREET
TAX ID: 32.36-1-34
LANDS N/E OF
ELIZABETH HEFFERN &
JAMES A. CHRISTY, AS
TRUSTEES OF THE CHRISTY
FAMILY TRUST
INST. NO. R2019-1331

14 GEORGE STREET
TAX ID: 32.36-1-35
LANDS N/E OF
INST. NO. R2016-500

20 PINE STREET
TAX ID: 32.36-1-12
LANDS N/E OF
RICHARD F. FRANK, III
INST. NO. R2024-10227

13 GEORGE STREET
TAX ID: 32.36-1-36
LANDS N/E OF
VANDER REEDER, LLC
INST. NO. R2016-500

22 PINE STREET
TAX ID: 32.36-1-13
LANDS N/E OF
CAPITAL DISTRICT TOOL AND
DIE COMPANY, INC.
BOOK 1151, PAGE 85
AREA = 3,073± S.F.

Viking Steel Structures Quote

message

From: Chris Ross <chris.ross@vikingsteelstructures.com>
To: jim@finningproperties.com

Mon, Jul 27, 2026 at 3:20 PM

Good Afternoon Jim,

I have attached an itemized quote for the structure that you're interested in. If you have any questions in regards to the quote, would like to make some changes, or would like to proceed to the next step, you can call or text me at my direct line. Thank you, and God bless.



Sales Representative: Chris R.

Email: chris.ross@vikingsteelstructures.com

Direct Line: 704-823-6718

VikingSteel Structures.com

