Village of Green Island Planning Board
C/O Ms. Kristin Swinton, Chairperson
20 Clinton Street
Green Island, NY 12183

November 1, 2026

Dear Ms. Swinton:

I am respectfully requesting Site Plan Review for the proposed construction of nine (9) new garage bays on the property located at 22, 24, and 26 Paine Street in the Village of Green Island.

I recently purchased the property, which consists of one parcel containing an existing building and three additional lots. My proposal is to construct nine (9) new garage bays on the lot closest to the existing building. The middle lot would remain open to provide access to the existing twelve (12) garage bays located on the rear lot. Access to the property would be provided through a twenty-foot entrance from Paine Street.

The proposed garage bays are anticipated to be located at a minimum of 7' and a maximum of 9' from the existing building.

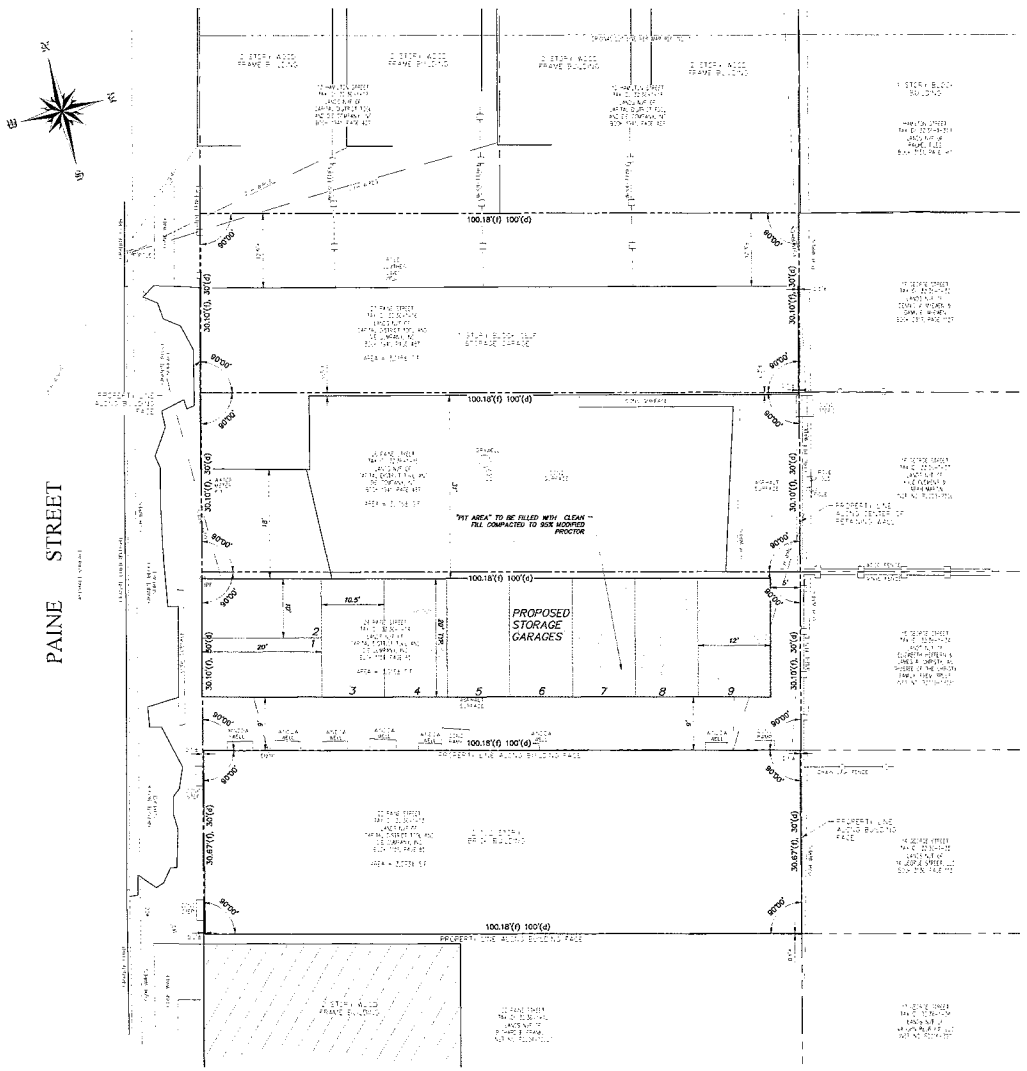
This project is being undertaken in conjunction with another individual who intends to renovate the existing building and convert it into a multi-unit residence. The intention is for the future apartment tenants to utilize the garage bays, helping to accommodate their parking needs and minimize additional on-street parking demand along Paine Street. Any additional garage bays not utilized by the apartment tenants would be made available for rent.

I respectfully request that the Planning Board review the proposed project and consider the attached site plan. Thank you for your time and consideration. I look forward to working with the Village and the Planning Board to move this project forward.

Respectfully,

James D. Finning

James Finning
Property Owner



GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, STANDARDS ORDINANCES, RULES AND REGULATIONS.
2. EXISTING WATER MAIN & SANITARY SEWER SHOWN HEREON WERE OBTAINED FROM THE AVAILABLE RECORD DRAWINGS. THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THEIR ACTUAL LOCATION SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AND MUNICIPAL AGENCIES HAVING JURISDICTION SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATING AND/OR CONSTRUCTION. (1-800-962-7962).
3. CONSTRUCTION OF ALL PROPOSED UTILITIES MUST BEGIN AT ITS POINT OF CONNECTION TO THE EXISTING UTILITY OR AT THE LOWEST POINT IN THE SYSTEM. INVS, GRATES, INVERTS, CLEARANCES AND LOCATION AT CROSSINGS MUST BE VERIFIED PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ENGINEER MUST BE NOTIFIED AT LEAST TWENTY- FOUR (24) HOURS IN ADVANCE OF ANY INSTALLATION TO BE ABLE TO PROVIDE OBSERVATION AS REQUIRED. THE CONTRACTOR MUST KEEP A RECORD OF ALL UNDERGROUND UTILITIES INSTALLED AND ENCOUNTERED SO THE ENGINEER WOULD BE ABLE TO USE THE RECORDS FOR THE PREPARATION OF RECORD DRAWINGS AS REQUIRED BY THE LOCAL MUNICIPALITY.
4. WHEN CROSSING EXISTING UTILITIES WITH PROPOSED UTILITIES, CONTRACTOR SHALL COORDINATE SUCH CROSSINGS WITH THE RESPECTIVE MUNICIPAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE EXISTING UTILITIES.
5. ALL PROPOSED UTILITIES AND APPURTENANCES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL MUNICIPALITIES CODES AND REGULATIONS GOVERNING THE INSTALLATION OF SUCH UTILITIES.
6. THE ENGINEER RESERVES THE RIGHT TO EXAMINE ANY WORK DONE ON THIS PROJECT AT ANY TIME TO DETERMINE THE CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OF THIS PROJECT, AS INTENDED AND INTERPRETED BY THE ENGINEER.
7. MISCELLANEOUS WORK NOT SPECIFICALLY SHOWN ON THE CONTRACT DRAWINGS SUCH AS PATCHING, BLOCKING, REMAKING, ETC., SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE, AND FUNCTIONAL.
8. ALL DISTURBED AREA OUTSIDE OF PAVED AREA TO RECEIVE TOPSOIL AND SEED, EXCEPT AS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL:
   - 9.A. VERIFY ALL CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
   - 9.B. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
   - 9.C. EXAMINE THE SITE AND INCLUDE IN HIS WORK THE EFFECT OF ALL EXISTING CONDITIONS OF THE WORK.
   - 9.D. PROVIDE AND INSTALL ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH RECOGNIZED GOOD STANDARD PRACTICE.
   - 9.E. HOLD THE OWNER HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
10. ALL BACKFILL USED IN TRENCHES WITHIN ROADWAY AREAS SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
11. WHEN BACKFILLING AROUND PROPOSED OR EXISTING STRUCTURES, MATERIAL SHALL BE PLACED IN MAXIMUM SIX (6) INCH LIFTS AND COMPACTED BY MEANS OF A MECHANICAL COMPACTOR BETWEEN LIFTS.
12. CONTRACTOR SHALL ADJUST RIM/TOP OF FRAME ELEVATIONS TO PROPOSED FINISHED GRADES FOR ALL UTILITIES LOCATED WITHIN LIMITS OF PROPOSED WORK.
13. NO SUMP PUMP, CELLAR OR FOOTING DRAINS SHALL BE CONNECTED TO ANY SANITARY SEWER.
14. SEWER MAINS IN RELATION TO WATER MAINS: WHERE POSSIBLE SEWERS SHALL BE LAID AT LEAST 10.0 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. VERTICAL SEPARATION SHALL BE MAINTAINED TO PROVIDE A MINIMUM OF 18 INCHES BETWEEN THE SEWER AND WATER MAIN CROSSINGS.
15. CONTRACTOR MUST PROTECT ALL SURFACE WATERS FROM SILTATION DURING CONSTRUCTION WITH APPROPRIATE MEASURES INCLUDING, BUT NOT LIMITED TO PLACING HAY BALES AND SILTATION FENCING AROUND WORK.
16. REFER TO AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAIN LOCATIONS, MECHANICAL, PLUMBING AND OTHER PERTINENT COMPONENTS OF THE PROJECT.

REMOVAL NOTES:

1. ALL MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES, INCLUDING: TOWN OF COLONIE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ALL OTHER AGENCIES.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIRED PERMITS.
3. EXISTING UTILITY CONNECTIONS (WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE) SHALL BE TERMINATED AT THE SERVICE OR AS OTHERWISE NOTED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
4. CONTRACTOR IS RESPONSIBLE TO CONTACT AND COORDINATE ALL WORK WITH UTILITY COMPANIES.
5. CONTRACTOR IS RESPONSIBLE TO MINIMIZE THE AMOUNTS OF DUST AND NOISE POLLUTION GENERATED DURING REMOVAL OPERATIONS.
6. IF HAZARDOUS WASTE IS ENCOUNTERED DURING REMOVAL WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS WASTE MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE.
7. REMOVAL WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF: FOUNDATION WALLS, FLOOR SLABS, SURFACE PAVEMENTS, WALLS AND ALL OTHER STRUCTURES NOT SCHEDULED TO REMAIN.
8. ALL DEPRESSIONS IN THE GROUND SURFACE RESULTING FROM REMOVAL WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING NEW YORK STATE DEPARTMENT OF TRANSPORTATION TYPE 4 SPECIFICATIONS. FILL SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY AND PLACED IN 12" LIFTS MAXIMUM.
9. BELOW GRADE PORTIONS OF STRUCTURES SHALL BE REMOVED TO AT LEAST THREE FEET BELOW THE PLANNED SURFACE OF THE NEW PAVEMENTS, UNLESS NOTED FOR TOTAL REMOVAL.
10. CONTRACTOR SHALL REMOVE/RELOCATE ALL EXISTING ITEMS THAT CONFLICT WITH THE PROPOSED WORK.

SURVEY NOTES:

1. BOUNDARY EVIDENCE AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ADVANCE ENGINEERING & SURVEYING, PLLC ON APRIL 24, 2026 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
2. TAX MAP DESIGNATION: 32.36-1-13, 14, 15 & 16.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. AMTRUST TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. A-0144739, BEARING AN EFFECTIVE DATE OF NOVEMBER 12, 2025 USED TO PROVIDE RECORD INFORMATION REGARDING TITLE FOR THE SUBJECT PREMISES.

(22) – LOT NUMBER PER MAP, REF. NO. 1

MAP REFERENCES:

1. A MAP OF THE SOUTH PART OF GREEN ISLAND, MADE BY S. A. WILLIAM ROBERTS, JR., SEPTEMBER 2, 1848, AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN CLOSET 2, DRAWER 14, AS MAP NO. 112.

ABBREVIATIONS:

- IPF = IRON PIPE FOUND
- WV = WATER VALVE
- CS = CURB STEP
- CO = CLEAN OUT
- O/H WIRES = OVERHEAD WIRES

NO.	REVISION	BY	APP'D	DATE
1	PER PLANNING BOARD COMMENTS			

Design of:
ADVANCE ENGINEERING & SURVEYING, PLLC
CONSULTING IN -
CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING & DEVELOPMENT
COMMERCIAL AND RESIDENTIAL

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(518) 690-0790 | FAX (518) 690-0791 | EMAIL: DESIGN@ADVANCEPLLC.COM

NICHOLAS COSTA, P.E.

SKETCH PLAN

LOCATED AT
ST. NOs. 22, 24, 26 & 28 PAINE ST.
VILLAGE OF GREEN ISLAND
COUNTY OF ALBANY
DATE: APRIL 28, 2026

ST. NOs. 22, 24, 26 & 28 PAINE ST.
STATE OF NEW YORK
SCALE: 1" = 10'

SHEET NO.
SK
1 OF 1
26027-SKETCH

VILLAGE CLERK
VILLAGE OF GREEN ISLAND
20 Clinton Street
Green Island, New York 12183
(518) 273-2201
FAX (518) 273-2235

October 7, 2026

Mr. James D. Finning
Finning Properties
98 George Street
Green Island, NY 12183

Dear Mr. Finning:

Please be advised that the Village of Green Island Zoning Board of Appeals has approved your request for an area variance at 24 Paine Street for a rear setback requirement from 15' to 5' for the purpose of constructing (9) new garage bays, contingent upon Planning Board approval of the project.

We have received your $25.00 application fee.

If you have any questions, please feel free to contact our office at 518-273-2201.

Sincerely,

Michele D. Bourgeois
Village Clerk

Cc: Tod Ward, Building Inspector
Kristin Swinton, Planning Board Chair