

## **Zoning Board of Appeals**

TOWN OF BRUNSWICK

336 Town Office Road

Troy, New York 12180

### **MINUTES OF THE BRUNSWICK ZONING BOARD OF APPEALS MEETING HELD JULY 16, 2018**

PRESENT were ANN CLEMENTE, E. JOHN SCHMIDT, CANDACE SCLAFANI and WILLIAM SHOVER.

ABSENT was MARTIN STEINBACH, CHAIRMAN.

ALSO PRESENT was KAREN GUASTELLA, Brunswick Building Department.

Member Clemente served as acting Chair for the meeting.

Member Clemente reviewed the agenda items for the meeting, which include three items of new business.

The draft minutes of the July 2, 2018 special meeting were reviewed. Upon motion of Member Shover, seconded by Member Schmidt, the minutes of the July 2, 2018 meeting were unanimously approved without amendment.

The first item of new business discussed was an application for an area variance submitted by Christopher Daley for property located at 688 Tamarac Road. Mr. Daley was present. He is proposing to add a 20-foot by 45-foot overhang addition to an existing 30-foot by 45-foot garage located on his property along Tamarac Road. The proposed overhang addition, which will be similar to a carport, will be located within the minimum front yard setback, requiring the area variance application. The Zoning Board members reviewed the application for completeness, and determined that the application was complete for purpose of scheduling the public hearing. The Zoning Board members determined to schedule the public hearing for its August 20 meeting to

commence at 6:00pm. The applicant requested consideration of a special meeting to address the application earlier than August 20. Upon hearing this request, another applicant at the meeting, Eric Premo, stated that he would join in the request for an earlier special meeting to address his application as well. Upon review of the requests, the Zoning Board members determined to maintain its regular schedule and conduct its meeting on August 20, and not to schedule a special meeting. The Daley variance application is scheduled for public hearing to commence at 6:00pm on August 20, 2018. The Zoning Board members confirmed with Mr. Daley that he consented to the Zoning Board members accessing the site prior to the August 20 meeting.

The second item of new business discussed was an area variance application submitted by Joseph Delamater for property located at 267 Grange Road. Mr. Delamater was present. Member Clemente requested Mr. Delamater to review the application materials. Mr. Delamater stated that he is proposing to construct a 40-foot by 60-foot garage on his property located at 267 Grange Road, which will require two variances, one for height and one for total square footage of the building. Mr. Delamater is proposing a 2,400 square foot garage, while the Brunswick Zoning Law allows the accessory structure to be a total of 1,500 square feet maximum. In addition, Mr. Delamater is proposing a 26-foot high garage, while the Brunswick Zoning Law allows a maximum of 20-feet in height for the accessory structure. Mr. Delamater confirmed that the garage would not be used for any business purposes, but rather for his own equipment utilized on the property. Mr. Delamater also reviewed the type of structure that will be put up, which will match the existing house in appearance. Mr. Delamater stated that he would like to store his camper, boat, truck, and other equipment in the garage. The Zoning Board members also reviewed general drainage patterns on the property with Mr. Delamater. The Zoning Board members determined the application to be complete for purposes of scheduling the public hearing. The Zoning Board

has scheduled a public hearing for this application for 6:15pm on August 20, 2018. The Zoning Board members confirmed with Mr. Delamater that he consented to the Zoning Board members going onto the property to review the area of the proposed garage.

The third item of new business discussed was an area variance application submitted by Eric Premo for property located at 139 Smith Hill Road. Mr. Premo was in attendance. Member Clemente requested Mr. Premo to review the application. Mr. Premo stated that he is proposing to construct a 42-foot by 60-foot pole barn as an accessory structure to a new home to be located on his property at 139 Smith Hill Road. Mr. Premo is proposing a 2,520 square foot accessory structure, while the Brunswick Zoning Law allows a maximum of 1,500 square feet for accessory structures. Mr. Premo described the structure as a pole barn, but it will include both a steel roof and steel siding, to be an enclosed structure. Member Clemente asked why the accessory building could not be smaller in size. Mr. Premo stated it was an issue of feasibility, that he needed the size for a proposed agricultural use, explaining that he owns 83 acres with a significant number of maple trees and that he is proposing to start a sap/syrup agricultural operation and possibly also sell firewood, and that he needs the structure to be that size in order to store the equipment necessary for the proposed agricultural use. The Zoning Board members reviewed the application materials, and deemed them complete for purposes of scheduling the public hearing. The public hearing is scheduled for 6:30pm on August 20, 2018.

The Zoning Board members also reviewed the draft minutes of the June 18, 2018 meeting, which had not been acted upon at the July 2 special meeting. Upon motion of Member Shover, seconded by Member Schmidt, the minutes of the June 18, 2018 meeting were unanimously approved without amendment.

The index for the July 16, 2018 meeting is as follows:

1. Daley - Area variance - 8/20/2018 (public hearing to commence at 6:00pm);
2. Delamater - Area variance - 8/20/2018 (public hearing to commence at 6:15pm);
3. Premo - Area variance - 8/20/2018 (public hearing to commence at 6:30pm).

The proposed agenda for the August 20, 2018 meeting currently is as follows:

1. Daley - Area variance (public hearing to commence at 6:00pm);
2. Delamater - Area variance (public hearing to commence at 6:15pm);
3. Premo - Area variance (public hearing to commence at 6:30pm).