

## **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 OCTOBER 15, 2018**

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

ALSO PRESENT was CHARLES GOLDEN, Brunswick Building Department.

The Zoning Board members reviewed the draft minutes of the September 17, 2018 meeting. Upon motion of Chairman Steinbach, seconded by Member Clemente, the minutes of the September 17, 2018 meeting were unanimously approved without amendment.

There were no items of old business or pending applications.

There were two items of new business reviewed by the Zoning Board.

The first item of new business discussed was an application for two area variances submitted by Harold Hier for property located at 23 Otsego Avenue. Mr. Hier was present for the application. Chairman Steinbach requested Mr. Hier to generally review the proposed project. Mr. Hier stated that he is seeking two area variances for the installation of a 12-foot by 18-foot shed. The required variances are both for a front yard setback variance and a side yard setback variance. Mr. Hier explained that there is an existing old shed located in his yard at 23 Otsego Avenue that he is looking to remove and replace with a new shed, but to relocate the new shed in closer proximity to the driveway and have the new shed match the existing house. Mr. Hier stated that he is proposing to locate the shed 50 feet from the front yard lot line, where a 60-foot setback from the front yard lot line is required; also, Mr. Hier stated that he is looking to locate the shed

four feet from the side yard lot line, where a 10-foot setback from the side yard lot line is required. Mr. Hier stated that the new shed would be 12 feet by 18 feet, whereas the older shed that is not in good condition and further back in his yard is 19 feet by 19 feet. Mr. Hier reviewed a map showing the layout of the lot, including the driveway, house location, and proposed new shed location, and also reviewed pictures of the shed which are included in the application materials. The Zoning Board members generally reviewed the information with Mr. Hier. The Zoning Board members determined the application to be complete, and scheduled a public hearing for this application to be held at the November 19 meeting at 6:00pm. Chairman Steinbach confirmed that members of the Zoning Board would have access to 23 Otsego Avenue to see the property, and Mr. Hier consented on the record.

The second item of new business discussed was an area variance application submitted by Thomas Martell for property located at 718 Tamarac Road. Thomas Martell and his wife were present for the application. Chairman Steinbach requested Mr. Martell to review the proposal. Mr. Martell stated that he is looking to install a 20-foot by 21-foot carport on his property, but the proposed location requires a variance. Mr. Martell stated that he is looking to locate the carport 55 feet from the front yard lot line, where a 75-foot setback for this Zoning District is required. Mr. Golden also stated that a variance would be required from the Brunswick Zoning Law provision stating that an accessory structure cannot be closer to the front yard lot line than the principal structure. The Zoning Board members generally reviewed the application materials, which includes a map showing the lot, the front lot line along Tamarac Road, the driveway location, the house location, and the proposed location for the carport. The Zoning Board members found the application materials to be complete, and scheduled a public hearing for this application for the November 19 meeting to commence at 6:15pm. Chairman Steinbach confirmed on the

record that the Zoning Board members would have access to the property, which was agreed to by the owner on the record.

The index for the October 15, 2018 meeting is as follows:

1. Hier - Area variances - 11/19/2018 (public hearing to commence at 6:00pm);
2. Martell - Area variances - 11/19/2018 (public hearing to commence at 6:15pm).

The proposed agenda for the November 19, 2018 meeting currently is as follows:

1. Hier - Area variances (public hearing to commence at 6:00pm);
2. Matrell - Area variances (public hearing to commence at 6:15pm).