

Town of Brunswick  
Zoning Board of Appeals  
336 Town Office Road  
Troy, NY 12180  
518-279-3461

Application Number 2B2020-0178  
Date Application Received 6-12-20  
Hearing Scheduled Date \_\_\_\_\_  
Application Fee 75.-  
Approval Date \_\_\_\_\_ Conditions (y/n) \_\_\_\_\_  
Denial Date \_\_\_\_\_ Withdrawn Date \_\_\_\_\_  
Zoning Chairperson Ann Clements

Application of a Variance



General Information

Applicant Name: Mark Carley

Property Owner Name: Mark Carley

Company: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 18 Colehamer Ave  
Troy, NY 12180

Address: 18 Colehamer Ave  
Troy, NY 12180

Phone: [REDACTED]

Phone: [REDACTED]

Applicant is: Owner  Builder \_\_\_\_\_ Lessee \_\_\_\_\_ Architect/Engineer \_\_\_\_\_ Agent \_\_\_\_\_  
Other \_\_\_\_\_ If other, please explain: \_\_\_\_\_

Lot Information

Street address of Lot: 18 Colehamer Ave

Parcel ID Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Irregular Shape of Lot (Y or N) \_\_\_\_\_ Corner Lot (Y or N) \_\_\_\_\_

Existing: Lot Area \_\_\_\_\_ Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ rear \_\_\_\_\_ Left \_\_\_\_\_ Right \_\_\_\_\_

Proposed: Lot Area \_\_\_\_\_ Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ rear \_\_\_\_\_ Left \_\_\_\_\_ Right \_\_\_\_\_

Type of Water Service: Town Type of Sanitary Disposal: Septic

Describe Existing Use:  
\_\_\_\_\_  
\_\_\_\_\_

Type of Request: Area Variance  Use Variance \_\_\_\_\_ Sign Variance \_\_\_\_\_

Briefly describe the proposal: I would like to have a shed built on the side of my house  
\_\_\_\_\_  
\_\_\_\_\_

**Abutters-Adjacent Property Owners**

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use
Front	Gillick	25 Colehomer	residential
Rear	Sawyer	12 Checkerberry Lane	residential
Left	Connell	20 Colehomer Ave	residential
Right	Fitzpatrick	16 Colehomer Ave	residential

**Required Submittals**

See 9/26/02

- A plot plan showing all dimensions of buildings, yard (front, side and rear setbacks of building(s) (proposed and existing)), lot size, and streets.
- Part 1 of the State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form
- Application fee

**NOTE: Additional submittals may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in the processing or denial of the application.**

Have there been any other variances issued for this property? (Y or N) N  
If yes, explain: \_\_\_\_\_

For any Area Variance Request, please complete the following:

Proposed use / construction: Shed  
 (Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc.)

*See  
9 sheets*

Lot Size:  
 Width at set back:  
 Front Setback:  
 Rear Setback:  
 Left Side Setback:  
 Right Side Setback:  
 Maximum Lot Coverage:  
 Maximum Height:

REQUIRED	PROPOSED

For Multi-family Residential / Non-Residential Area Variances, please complete the following:

Number of Parking Spaces:  
 Buffer:  
 Units per Acre:

REQUIRED	PROPOSED

Area Variance Continued

1. Explain how no undesirable change will be produced in the character of the neighborhood; nor a detriment to nearby properties created by granting the Area Variance.

Very good looking shed placed directly next to the house  
under huge pine trees out of sight to most.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

all other areas of yard would look undesirable

3. Describe whether the requested Area Variance is substantial.

The requested Area Variance is substantial.

4. Explain how the proposed Area Variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

It is to the side of my house, out of sight  
to most. neighbors verbally told me they are fine with it

5. Explain whether the difficulty is self-created. (Consideration is relevant, but shall not necessarily preclude the granting of the Area Variance)

The difficulty is not self-created.

**For Use Variance Applications, please complete the following:**

Describe the requested use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1. Explain why the applicant cannot realize a reasonable return from the property without the Use Variance, as demonstrated by competent financial evidence.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Explain how the alleged hardship relating to the property is unique, and does not apply a substantial portion of the district or neighborhood.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Describe why granting the requested Use Variance will not alter the essential character of the neighborhood.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Explain whether the alleged hardship has been self-created.**

\_\_\_\_\_  
\_\_\_\_\_

**Certification and Authorization**

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of Brunswick to process this application as provided by law.

I also authorize the Town of Brunswick Building Department and Zoning Board of Appeals to enter the property that is the subject of this application for the purpose of inspection and consideration of the application documents.

Applicant:

Property Owner:

Name: Mark Carley

Mark Carley

Signature: 

\_\_\_\_\_

Date: 01/21/20

\_\_\_\_\_

## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

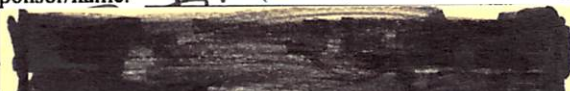
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <span style="font-size: 1.2em;">Shed Installation - 18 Colchester Ave</span>							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em;">18 Colchester Ave - side of house (left)</span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em;">Installation of a new shed on the left side of the house</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em;">Mark Carley</span>		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: <span style="font-size: 1.2em;">18 Colchester Ave</span>							
City/PO: <span style="font-size: 1.2em;">Troy</span>		State: <span style="font-size: 1.2em;">NY</span>	Zip Code: <span style="font-size: 1.2em;">12180</span>				
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%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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 government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<span style="font-size: 1.2em;">10x12 ft shed</span> <span style="font-size: 1.2em;">12x14 ft area</span> <span style="font-size: 1.2em;">0.75 acres property</span>				
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 plan?	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,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Mark Corley</u> Date: <u>6/14/20</u> Signature:  Title: <u>Owner</u>		

Project:

Date:

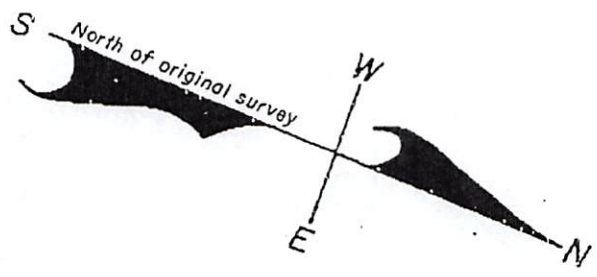

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RECEIVED  
JUN 14 2020  
TOWN OF BRUNSWICK  
BUILDING DEPARTMENT



Lot 9

Lot 10

Lot 11

N 21°-00' W

125.0'

150.0'

LOT 21

N 69°-00' E

Lot 8

5ft  
4ft

Lot 20

12x10  
5x10  
21'-0"



S 69°-00' W  
125.0'

12  
44'±

43'±

150.0'

S 21°-00' E

18 Colehamer Ave