

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

ORIGINAL

Application Number 2B 2020-0177

Date Application Received 7-10-20

Hearing Scheduled Date \_\_\_\_\_

Application Fee 75 -

Approval Date \_\_\_\_\_ Conditions (y/n) \_\_\_\_\_

Denial Date \_\_\_\_\_ Withdrawn Date \_\_\_\_\_

Zoning Chairperson Ann Clemente

Application of a Variance

General Information



Applicant Name: JULIE CIOFFI

Property Owner Name: JULIE CIOFFI

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

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

Address: 116 WOODLAWN COURT  
TROY NY 12180

Address: 116 WOODLAWN COURT  
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: 116 WOODLAWN COURT TROY NY 12180

Parcel ID Number: 90.12-1-7,2 Zoning District: R25

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

Existing: Lot Area 75x150' Frontage 75' Depth 150'  
Setbacks: Front 70' rear 15' Left 15' Right 15'

Proposed: Lot Area 75x190' Frontage 75' Depth 150'  
Setbacks: Front 70' rear 6' Left 6' Right 4'

Type of Water Service: PUBLIC Type of Sanitary Disposal: SEPTIC

Describe Existing Use: RESIDENTIAL BACKYARD.

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

Briefly describe the proposal:

WOULD LIKE TO PUT A STORAGE SHED IN BACK, LEFT CORNER OF FULLY FENCED IN YARD. 10'x12' SHED FOR STORAGE OF LAWN & POOL EQUIPMENT.

1913-1914

1915-1916

1917-1918

1919-1920

CHINA



1921-1922

1923-1924

1925-1926

1927-1928

1929-1930

1931-1932

1933-1934

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**Abutters-Adjacent Property Owners**

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

	Name:	Address:	Property Use
Front	BARRY S. THOMPSON	383 N. LAKE AVE	RESIDENTIAL
Rear	TERESA ANN McHAUGHNESS	3 BROADVIEW CT.	RESIDENTIAL
Left	DAVID M. FOLEY	112 WOODLAWN CT.	RESIDENTIAL
Right	AARON B. RICHARDSON	407 N. LAKE AVE.	RESIDENTIAL

**Required Submittals**

- 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) NO  
If yes, explain: N/A

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For any Area Variance Request, please complete the following:

Proposed use / construction: STORAGE SHED 10' X 12'  
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc.)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:	75'	
Front Setback:	70'	70'
Rear Setback:	25'	6'
Left Side Setback:	15'	6'
Right Side Setback:	15'	4'
Maximum Lot Coverage:	20%	LESS THAN 20%
Maximum Height:	30'	LESS THAN 30' (BST. 9')

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

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

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.

THE LOT IS FULLY FENCED IN. ADDING A STORAGE SHED WILL NOT CHANGE THE NEIGHBORHOOD IN AN UNDESIRABLE WAY.

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.

THE LOT IS ZONED R2S, HOWEVER, THE LOT IS LESS THAN 12,000 SF. TO PUT A 10' X 12' STORAGE SHED 25' FROM REAR & 15' FROM THE SIDE PLACES THE SHED IN THE CENTER OF THE YARD.

3. Describe whether the requested Area Variance is substantial.

THE SHED I AM LOOKING TO PUT IN IS A STANDARD SIZE SHED. IT IS NOT OVERLY LARGE.

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

THE YARD IS FULLY FENCED IN - ADDING A STORAGE SHED WILL HAVE NO EFFECT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD.

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

YES, THE DIFFICULTY IS SELF-CREATED. I NEED A PLACE TO STORE LAWN EQUIPMENT & POOL SUPPLIES, THE PROPERTY DOES NOT HAVE A GARAGE.



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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:

Name: JULIE CIOFFI

Signature: 

Date: 7/10/2020

Property Owner:

Name: JULIE CIOFFI

Signature: 

Date: 7/10/2020



**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**ORIGINAL**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <u>ADDING A STORAGE SHED 10' X 12'</u>			
Project Location (describe, and attach a location map): <u>BACK, LEFT CORNER OF RESIDENTIAL BACKYARD</u>			
Brief Description of Proposed Action: <u>10' X 12' STORAGE SHED TO BE DELIVERED, FULLY ASSEMBLED TO BACK, LEFT CORNER OF PROPERTY 6' FROM D SIDE &amp; 6' FROM REAR.</u>			
Name of Applicant or Sponsor: <u>JULIE CIOFFI</u>		Telephone: <u>[REDACTED]</u>	
		E-Mail: <u>[REDACTED]</u>	
Address: <u>116 WOODLAWN COURT</u>			
City/PO: <u>TROY</u>		State: <u>NY</u>	Zip Code: <u>12180</u>
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.26</u> acres	
b. Total acreage to be physically disturbed?		<u>X</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.26</u> acres	
4. Check all land uses that occur on, adjoining and 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			


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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	<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: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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: <u>N/A</u>	<input checked="" type="checkbox"/>	<input 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: <u>NO WATER HOOK UP</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>NOT CONNECTED TO ANY UTILITY</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <u>N/A</u>	<input checked="" type="checkbox"/>	<input 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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>N/A</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>N/A</u>	NO	YES
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: <u>N/A</u>	NO	YES
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: <u>N/A</u>	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: JULIE GIOFFI Date: 7/10/2020  
 Signature: 

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**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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Short Environmental Assessment Form**  
**Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

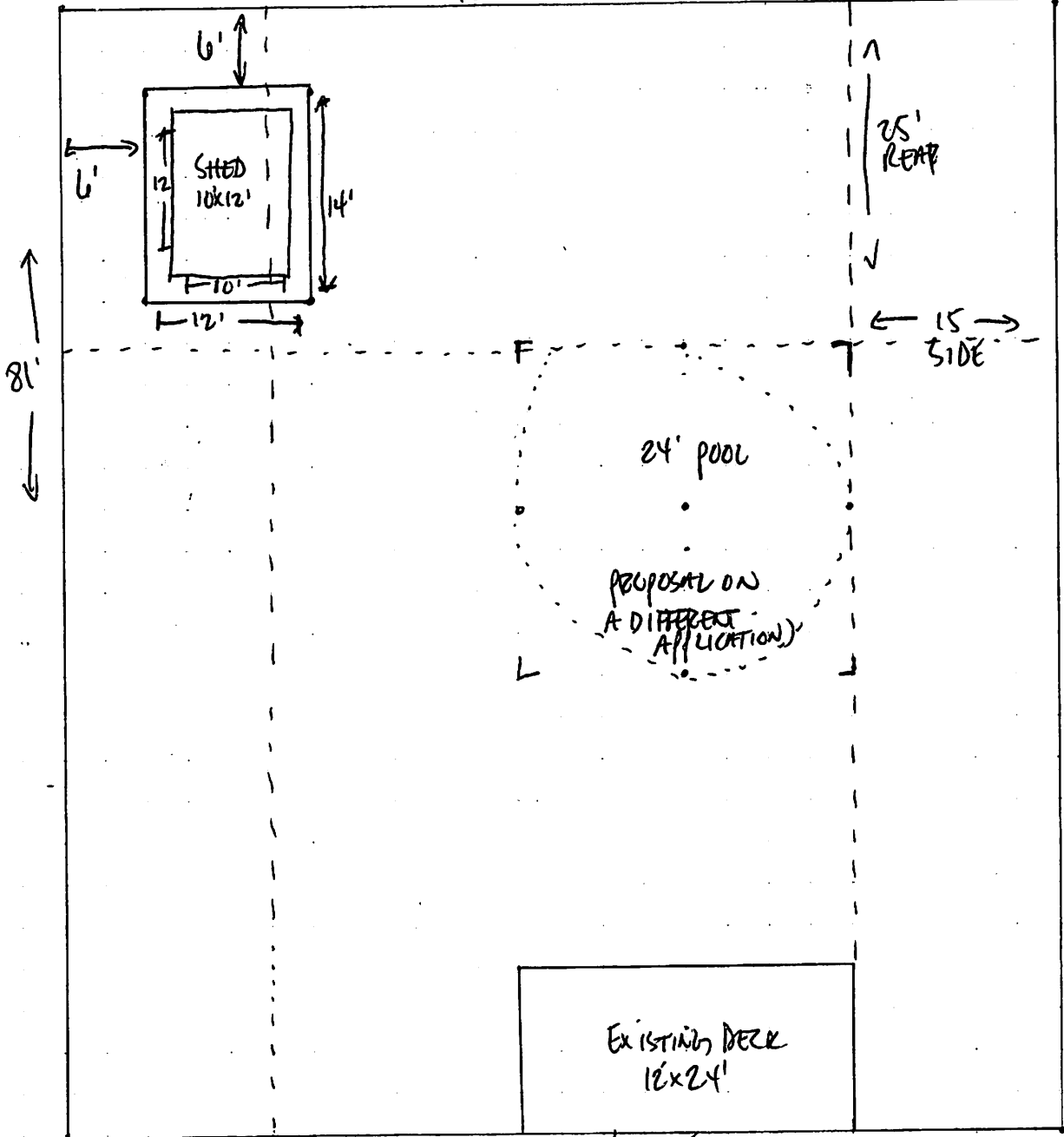
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

LEFT

RIGHT

72'

ISQ = 3 FT



- \* EXISTING PRIVACY FENCE AROUND ENTIRE BACKYARD

- \* P25 SET BACK GUIDELINES

- \* SHED 10x12'

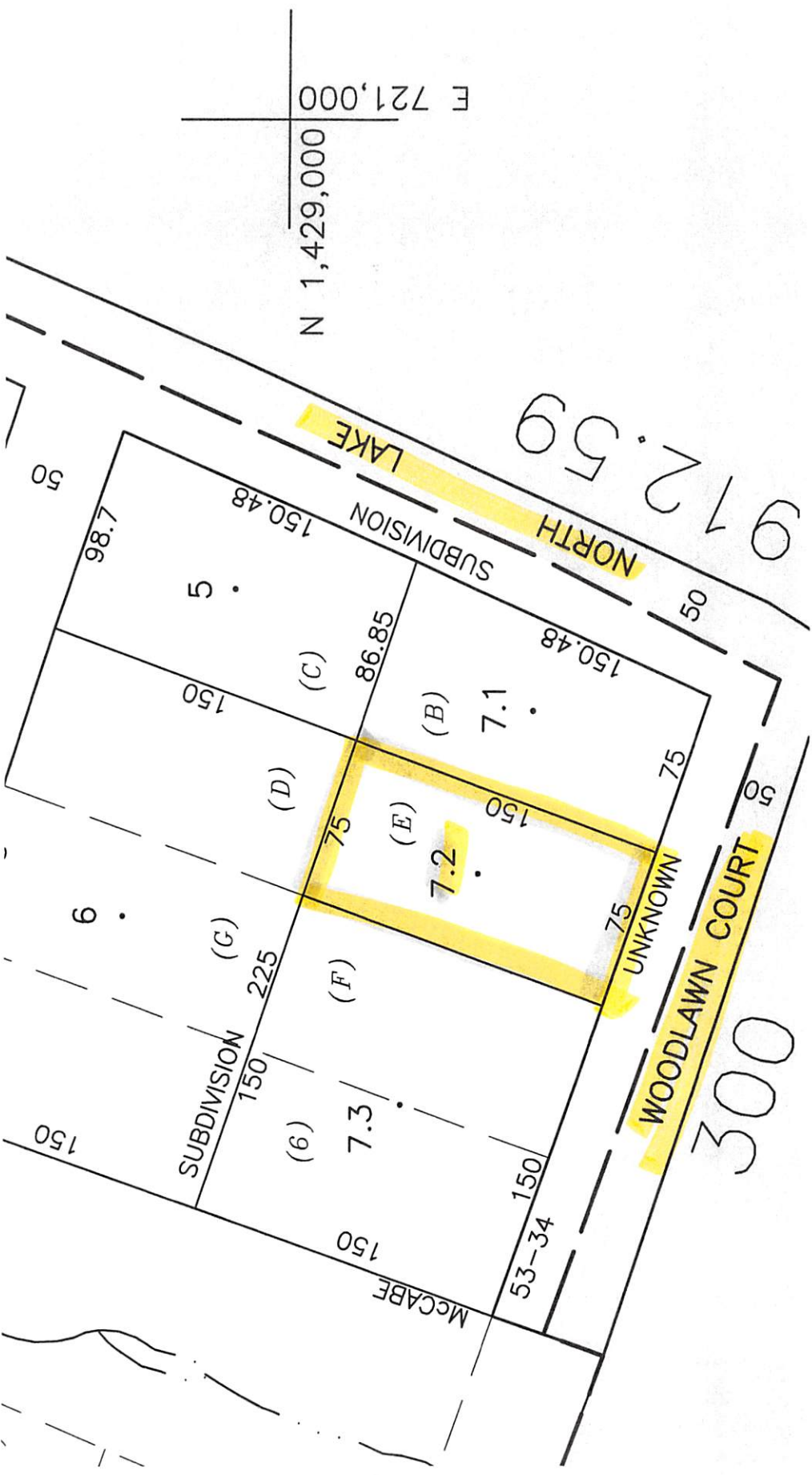
- \* SITE SETUP 2' EXTRA PER SIDE 12x14'

HOUSE

CIOFFI, JULIE  
 116 WOODLAWN CT  
 TRAY, NY 12180  
 BRUNSWICK P25

PROPOSED SHED PLAN





N 1,429,000  
E 721,000



Shedman Inc.  
906 US RT 20 ,Po Box 717  
New Lebanon, NY 12125  
(800)823-1097  
gaston@shedman.com

Invoice 6618

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BILL TO  
8810

**SALES REP**  
Gaston

**DESCRIPTION**

10 x 12 Shedman Special

(Patriot Tall Wall with 36" windows, PT Floor, Transom door windows and Tech Shield sheathing)

Main Color red

Door Color White

Trim white

END DOOR

One window on each 12' side

pewter gray 30 year Architectural shingles

Custom adjustable ramp with two planks

4 x.10 loft

Current Sale

2' workbench on one end

1' shelve between loft and workbench

OUR TRUCKS LEAVE THE ROADWAY AT CUSTOMERS RISK.

ALL SIZES ARE NOMINAL.

Warranty Includes parts and Labor for one year! Shingles are warranted by their own manufacturer.

Thank you for your business, Gaston Robert Jr. Proprietor