

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

Application Number 202020-0183

Date Application Received 8-14-20

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Denial Date \_\_\_\_\_ Withdrawn Date \_\_\_\_\_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: Adam Conrad

Property Owner Name: Adam Conrad

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

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

Address: 30 Killlock Ave  
Troy, NY 12180

Address: 30 Killlock Ave  
Troy, NY 12180

Phone: 518-878-4812

Phone: 518-878-4812

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

Lot Information

Street address of Lot: 30 Killlock

Parcel ID Number: 102.5-9-5 Zoning District: R-9

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

Existing: Lot Area 34 Acres Frontage 150 Depth 100ft.

Setbacks: Front 11ft rear 50ft Left 63ft. Right 63ft.

Proposed: Lot Area 34 acres Frontage 150ft Depth 100ft

Setbacks: Front 11ft rear \_\_\_\_\_ Left \_\_\_\_\_ Right \_\_\_\_\_

Type of Water Service: municipal Type of Sanitary Disposal: municipal

Describe Existing Use:  
Single family home

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

Briefly describe the proposal:  
Install 12 x 20 shed unit

**Abutters-Adjacent Property Owners**

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

|       | Name:                         | Address:   | Property Use |
|-------|-------------------------------|------------|--------------|
| Front | Penny Silliman                | 29 Killock | home         |
| Rear  | <del>John</del> J Colton Hill | 15 Goodman | home         |
| Left  | <del>Robert</del> Chad Dunham | 28 Killock | home         |
| Right | <del>John</del> Joyce Arned   | 32 Killock | home         |

**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 \$75.00

**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) X  
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.)

Lot Size:  
 Width at set back: ~~150~~  
 Front Setback:  
 Rear Setback:  
 Left Side Setback:  
 Right Side Setback:  
 Maximum Lot Coverage:  
 Maximum Height:

| REQUIRED | PROPOSED                         |
|----------|----------------------------------|
| 60 ft.   | 8' from fence 28' from Rd center |
| 20 ft    | 76' to fence                     |
| 10 ft    | 10 1/2' to house                 |
| 10 ft    | 32' to fence                     |
| 20%      | 3%                               |
| 28 ft.   | Height will be 9-10'             |

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

Number of Parking Spaces:  
 Buffer:  
 Units per Acre:

| REQUIRED | PROPOSED |
|----------|----------|
| N/A      |          |
|          |          |
|          |          |

**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.

There are many sheds in this area. It will enhance our area by creating more space to keep things organized and out of the yard.

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.

With the fenced in yard and odd shaped lots this space is the best place for a shed. Also we homeschool and need to have <sup>easy</sup> access during the day.

3. Describe whether the requested Area Variance is substantial.

Yes. Variance requested for 12x20 shed.

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

There will be no adverse effect as there are many sheds on other property's in the area.

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

Yes the need for a shed is necessary however lot shape really only leaves us with this section of the yard to put it in.

**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:

Name: Adam Conrad

Signature: 

Date: 8/13/2020

Property Owner:

Adam Conrad

30 Killock Ave

Troy, NY 12180



## 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   |  |                       |   |
|--|--|-----------------------|---|
| Adam Conrad  |  |                       |   |
| Name of Action or Project:<br>Garden Shed  |  |                       |   |
| Project Location (describe, and attach a location map):<br>Next to house   |  |                       |   |
| Brief Description of Proposed Action:<br>would like to install 12x20 shed to facilitate storage.   |  |                       |   |
| Name of Applicant or Sponsor:<br>Adam Conrad   |  | Telephone: [REDACTED] |   |
|  |  | E-Mail: [REDACTED]    |   |
| Address:<br>30 Killlock Ave  |  |                       |   |
| City/PO:<br>Troy   |  | State:<br>NV          | Zip Code:<br>12180                        |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/> |
|  |  |                       | YES<br><input type="checkbox"/>           |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:   |  |                       | NO<br><input checked="" type="checkbox"/> |
|  |  |                       | YES<br><input type="checkbox"/>           |
| 3. a. Total acreage of the site of the proposed action?  |  | .34 acres             |   |
| b. Total acreage to be physically disturbed?   |  | 0 acres               |   |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | .34 acres             |   |
| 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?   |                                     | <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 checked="" type="checkbox"/>                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" 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?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If Yes, identify: _____  |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Are public transportation services available at or near the site of the proposed action?  |  | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   |  | <input type="checkbox"/>                           | <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?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If the proposed action will exceed requirements, describe design features and technologies:<br><i>N/A</i>  |  | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 10. Will the proposed action connect to an existing public/private water supply?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If No, describe method for providing potable water: _____  |  | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 11. Will the proposed action connect to existing wastewater utilities?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If No, describe method for providing wastewater treatment: _____   |  | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <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? |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  |  | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <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?   |  | NO   | YES                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  |  | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____   |  | <input type="checkbox"/>                           | <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<br><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                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe:<br>_____  |                                     |                          |
|   |                                     |                          |
| 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)?<br>If Yes, explain the purpose and size of the impoundment: _____                                   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <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?<br>If Yes, describe: _____   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <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?<br>If Yes, describe: _____   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br>Applicant/sponsor/name: <u>Adam Conrad</u> Date: <u>8/13/2020</u><br>Signature: <u>[REDACTED]</u> Title: <u>applicant</u>  |                                     |                          |



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline  Forest  Agricultural/grasslands  Early mid-successional  Wetland  Urban  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?

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

16. Is the project site located in the 100-year flood plain?

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes, describe:

a. Will storm water discharge flow to adjacent properties?

b. Will storm water discharge be directed to established conveyance systems (ditch and storm drains)?

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

18. Does the proposed action include construction or other activities that would result in the impoundment of water in other basins (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment.

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <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:

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <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:

|                          |                          |
|--------------------------|--------------------------|
| YES                      | NO                       |
| <input type="checkbox"/> | <input type="checkbox"/> |

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

Applicant/ponsor name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

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 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:<br>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"/>           |

|   |   |
|---|---|
| Signature of Responsible Officer in Lead Agency   | Signature of Preparer (if different from Responsible Officer) |
| Print or Type Name of Responsible Officer in Lead Agency  | Title of Responsible Officer                                  |
| Name of Lead Agency   | Date  |
| <input type="checkbox"/> 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. |   |
| <input type="checkbox"/> 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.   |   |

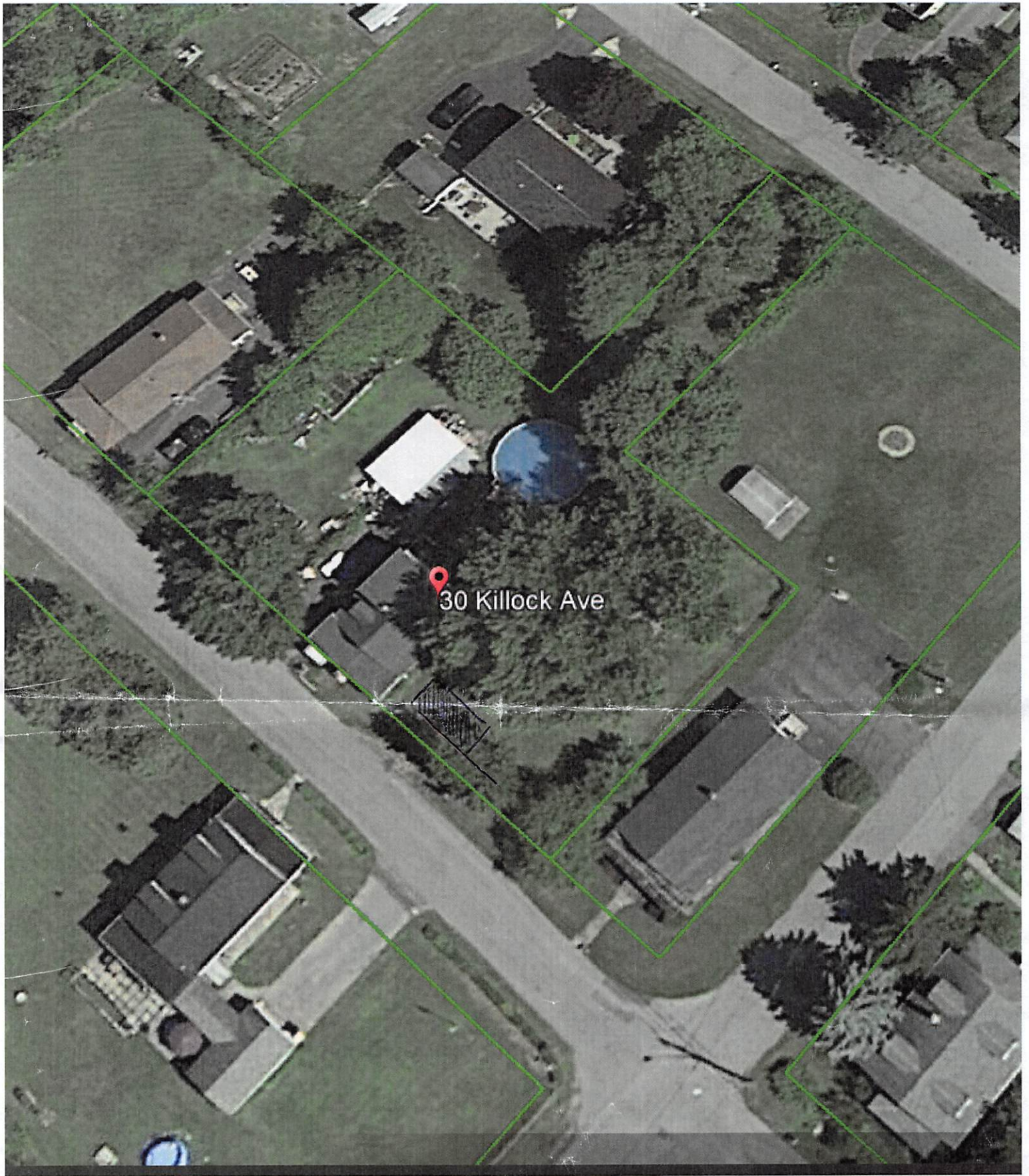
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.

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

Agency Use Only [If applicable]

Project \_\_\_\_\_

Date \_\_\_\_\_



o Accessory Structure R-9  
Front set back- 60'  
Side " " - 10'  
Rear " " - 20'