



## Building Department

336 Town Office Road  
Troy, New York 12180  
Phone (518) 279-3461  
Fax (518) 279-4352  
[www.townofbrunswick.org](http://www.townofbrunswick.org)

**Philip H. Herrington**  
Town Supervisor

**Charles Golden**  
Code Enforcement Officer

February 11 2020

9 Bleakley Ave.  
Troy NY 12180  
Tax Map # 71.17-4-3.2

Ms. Currier,

On January 29, 2020, a building permit application was submitted to this office for a detached accessory apartment. The accessory apartment is planned in a location that is in front of the primary residence. Zoning Law 160-29A(3) states that "Except for agricultural structures, no such structure shall project closer to the fronting street than the principal structure". The site plan also showed that the front setback for the accessory apartment is 25'. This parcel is located in a R-15 zoning district. The minimum allowable front setback in an R-15 Zoning District is 35'. Therefore, your building permit application has been denied.

You may appeal my decision by seeking an area variance through the Zoning Board of Appeals of the Town of Brunswick. The applications are located in the Building Department.

Sincerely,

A handwritten signature in cursive script that reads "C M Golden".

Charles Golden

Building and Code Enforcement Officer

Town of Brunswick  
Zoning Board of Appeals  
336 Town Office Road, Troy, New York 12180

Application for a Variance

**General Information**



Application Number	<u>2B2020-0164</u>
Date Application Received	<u>2-13-20</u>
Hearing Scheduled Date	_____
Application Fee	<u>75</u>
Approved Date	_____
Conditions (y/n)	_____
Denial Date	_____
Withdrawn Date	_____
Zoning Chairperson	<u>Ann Clemente</u>

Applicant:

Name: Lynn Carrier

Property Owner:

Name: same as applicant

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

Address: 9 Bleakley Ave  
Troy NY 12182

Phone: Phone: \_\_\_\_\_

Applicant is: Owner  Builder  Lessee  Architect/Engineer  Agent  Other   
If Other, Explain: \_\_\_\_\_

**Lot Information**

Street Address of Lot Bleakley

Parcel ID Number 71.17-4-3.2 Zoning District R15

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

Existing: Lot Area 46,920 Frontage 258.87 Depth 184

Setbacks: Front 66.17 Rear 48.5 Left 97.35 Right 127

Proposed: Lot Area 46,920 Frontage 258.87 Depth 184

Setbacks: Front 25 ft Rear 108 ft Left 20 ft Right 191 ft

Type of Water Service: WELL Type of Sanitary Disposal: septic system

Describe Existing Use:

single family home

Type of Request:

Area Variance  Use Variance

Briefly describe the proposal: Two car garage with carriage 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	<u>William Palmer</u>	<u>14 Bleakley Ave</u>	<u>single family</u>
Rear	<u>William Fitch</u>	<u>95 Plank Rd</u>	<u>Single family</u>
Left	<u>Jamr Caulfield</u>	<u>8 Banker Ave</u>	<u>single family</u>
Right	<u>Joseph Morris</u>	<u>103 Plank Rd.</u>	<u>single family</u>

### 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: \_\_\_\_\_

For any Area Variance Request, please complete the following:

Proposed use / construction: Two car garage w/ Apartment  
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc.)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:	100	268
Front Setback:	258.87	258.87
Rear Setback:	48.5	48.5
Left Side Setback:	97.35	97.35
Right Side Setback:	127	127
Maximum Lot Coverage:	20%	13%
Maximum Height:	28	24

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

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:	NA	
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 neighborhood is strictly residential use. Homes generally have a garage, use to storage. The proposed location of the garage and apartment provides the least visual impact to the abutting neighbors. A garage and apartment fits within the character of the neighborhood.

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 applicant currently does not have a garage. This action would bring the applicant in line with surrounding neighborhood character and is almost a required feature to maintain quality of life. While the structure could be located to the right side, there is no convenient access point. Also it is waste land.

3. Describe whether the requested Area Variance is substantial.

An area variance application for a single-family residence is a Type II action under SEQRA, and no determination of environmental significance is required. The action is not considered to be substantial. The proposed action conforms to the use and character of the neighborhood.

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

NO adverse effects on physical or environmental conditions in the neighborhood will result from the proposed action. The garage would not impact the existing drainage flow. The general drainage flow is toward the rear of the lot. This would not significantly increase the amount of runoff generated.

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

This structure meets 3 of the 4 offset requirements. An area variance would still be required for the front yard of 10 ft. Applicant seeks to improve habitability of primary residence.

**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.

N/A

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

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: Lynn Currier

Signature: [Redacted]

Date: 10 Feb 2020

Property Owner:

same as Applicant



# Short Environmental Assessment Form

## Part I - Project Information



### Instructions for Completing

**Part I - Project Information.** The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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.

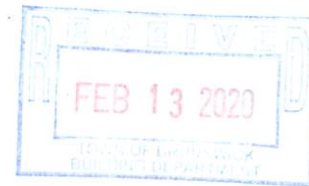
Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part I - Project and Sponsor Information			
Name of Action or Project: <i>Two car garage and a carriage house</i>			
Project Location (describe, and attach a location map): <i>9 Bleakley AVE</i>			
Brief Description of Proposed Action: <i>Two car garage / carriage house</i>			
Name of Applicant or Sponsor: <i>Lynn Corviri</i>		Telephone:	
Address: <i>9 Bleakley AVE</i>		E-Mail:	
City/PO: <i>Troy</i>	State: <i>NY</i>	Zip Code: <i>12182</i>	
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"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
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			



	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?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <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: _____	<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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" 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: _____ _____ _____	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"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>[REDACTED] Lynn Currier</u> Date: <u>10 Feb 2020</u></p> <p>Signature: <u>[REDACTED]</u></p>		

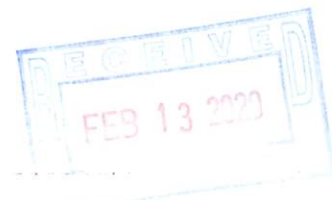


## Short Environmental Assessment Form Part 2 - Impact Assessment

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"/>



### 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.

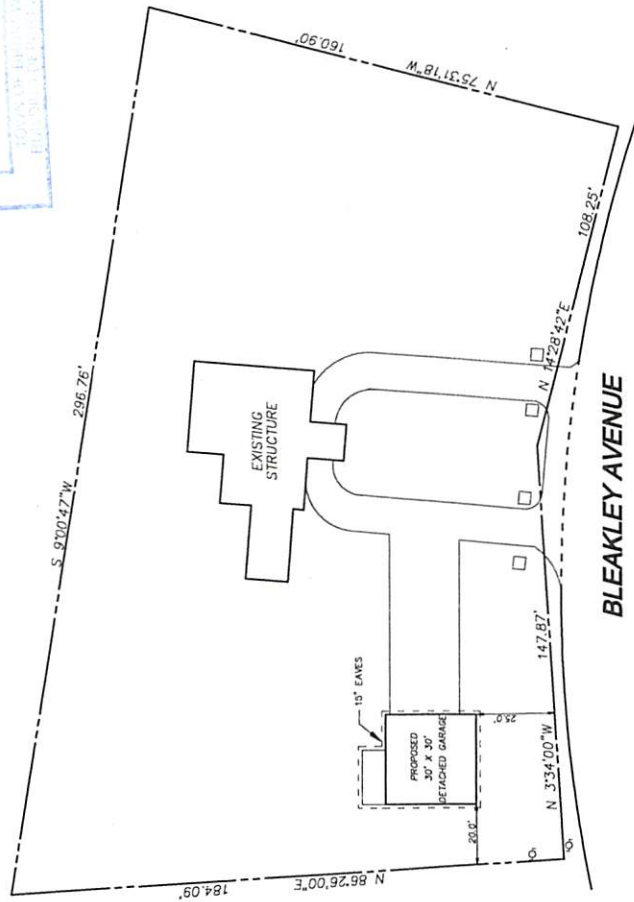
NA

<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.
_____	_____
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)

**PRINT FORM**

RECEIVED  
 FEB 13 2020  
 TOWN OF BRUNSWICK, NY  
 PLANNING BOARD

**PROJECT TITLE:** PROPOSED SITE PLAN - DETACHED GARAGE w/ HABITABLE SPACE  
**APPLICANT:** LISA CURRIER  
**PROJECT LOCATION:** 9 BLEAKLEY AVENUE, TOWN OF BRUNSWICK  
**TAX MAP ID:** 71.17-4-3.2  
**PARCEL LAND AREA:** 45,567 S.F. (1,046 Acre)  
**ZONING DISTRICT:** RESIDENTIAL (R-15)  
**USE CLASSIFICATION:** RESIDENTIAL  
**PROPOSED SCOPE:** CONSTRUCT 30ft. X 30ft. DETACHED GARAGE  
 PROPOSED SIDE YARD SETBACK: 20 ft. (MEETS)  
 PROPOSED FRONT YARD SETBACK: 25 ft.



TOWN OF BRUNSWICK ZONING LAW

AREA, YARD AND BULK REQUIREMENTS	R-15 RESIDENTIAL
MIN. FRONT YARD SETBACK	35 FT
MIN. SIDE YARD SETBACK	15 FT
MIN. REAR YARD SETBACK	35 FT



REVISION	DATE	DESCRIPTION

ORIGINAL PLAN DATE: JANUARY 24, 2020

**PROPOSED SITE PLAN**  
 CURRIER RESIDENCE  
 PROPOSED SITE PLAN  
 9 BLEAKLEY AVENUE  
 TOWN OF BRUNSWICK  
 RENSSELAER COUNTY

BOUNDARY INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS TAKEN FROM THE OPEN RECORDS OF THE TOWN OF BRUNSWICK, NY AND DATED SEPTEMBER 26, 1990.  
 PREPARED BY FREDERICK J. METZGER, P.E.S. (LIC# 49817)

SCALE 1:40