

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

Application for a Special Use Permit

Application Number	<u>PB 2020-0239</u>
Date Application Received	<u>5-29-20</u>
Hearing Scheduled Date	
Application Fee	<u>250</u>
Approved Date	_____ Conditions (Y/N) _____
Denial Date	_____ Withdrawn Date _____
Planning Board Chairperson	<u>Russ Oster</u>

General Information

Applicant:

Name: LYNN Currier

Company: _____

Address: 9 Bleakley AVE
Troy NY 12182

Phone: 518 542 9123

Property Owner:

Name: same as applicant

Company: _____

Address: _____

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 Front 127

Proposed: Lot Area 46,920 Frontage 258.87 Depth 184

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

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

Describe Existing Use: lawn

Briefly describe the proposal: Two car garage with carriage house

Abutters-Adjacent Property Owners

List the name and addresses 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>JAME 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 Planning Board.
Failure to submit all required documents may result in delay
in the processing or denial of the application.**

For Special Use Permit Applications, please complete the following:

Describe the requested use: Two car garage - there is
currently no garage on property.
carriage house is for my sister to
live in

1. Explain why the proposed Special Use is reasonably necessary for the public health or general interest of welfare.

Parking would be in the proposed
new driveway therefore decreasing
parking on the street

2. Explain how the proposed Special Use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and other similar facilities.

The proposed building is located next
to our home therefore appropriately
located with all the above facilities.

3. Explain how the proposed Special Use provides adequate parking spaces to handle expected public attendance.

We will have a two car driveway
off the original driveway, currently
there. No on street parking will
BE USED.

4. Explain how the proposed Special Use provides reasonable safeguards for neighborhood character and surrounding property values.

The neighborhood is strictly residential use. Homes
generally have a garage. The proposed location
of the garage provides the least visual impact
to the neighborhood. The proposed building fits
within the character of the neighborhood and
will bring value to it.

5. Explain why granting the requested Special Use will not cause undue traffic congestion or create a traffic hazard.

The garage would be for my summer car that is currently in our driveway and the two new parking spaces would not create any traffic congestion or traffic hazard.

6. Explain how the application for the Special Use Permit complies with standards prescribed in the Town of Brunswick Zoning Ordinance for Two car garage (use).

The structure meets 3 of the 4 offset requirements - Area Variance application has been submitted. Applicant seeks to improve habitability of primary residence.

7. Explain whether the applicant for the Special Use Permit has also applied for all other necessary permits and/or approvals from other governmental authorities.

We have applied for a Area Variance permit and completed a short Environmental Assessment Form Part 1 and 2.

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 Planning Board 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: Lynn Carrier

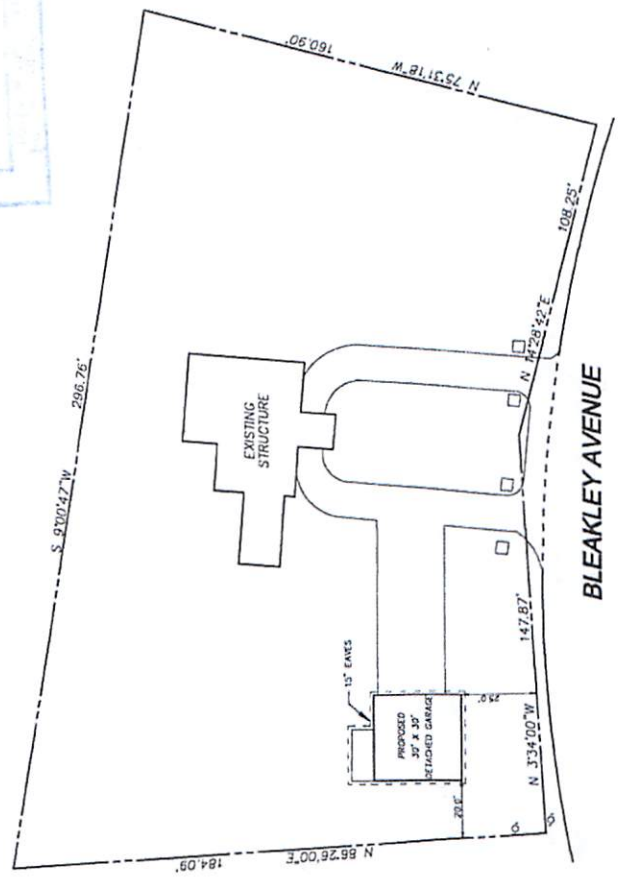
same as Applicant

Signature: [Redacted]

Date: 29 May 2020



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.



SCALE 1:40

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 26, 2022

BOUNDARY INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS TAKEN FROM SITE PLAN TITLED "SURVEY OF LANDS OF FRETTO", DATED SEPTEMBER 26, 1996, PREPARED BY FREDERICK J. METZGER, PLS (LIC# 49817)

PROPOSED SITE PLAN
 SHEET 1 OF 1

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: <i>Two car garage with 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 Corrier</i>		Telephone:	
		E-Mail:	
Address: <i>9 Bleakley Ave</i>			
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"/>
			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?		<i>1.2</i> acres	
b. Total acreage to be physically disturbed?		<i>900 sq ft</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.2</i> 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			

		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 checked="" type="checkbox"/>	<input 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: _____		<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: _____		<input type="checkbox"/>	<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: _____		<input type="checkbox"/>	<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: _____		<input type="checkbox"/>	<input checked="" 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: _____		<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 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?		<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,		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor name: [Redacted] Lynn Currier Date: 29 May 2020

Signature: [Redacted]



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"/>

Project:

Date:

**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.

N/A

<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