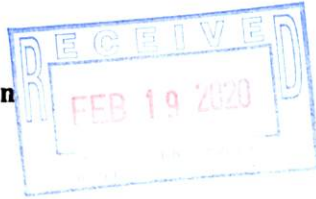



Town of Brunswick
Zoning Board of Appeals
336 Town Office Road, Troy, New York 12180

Application for a Variance

General Information



Application Number	<u>2 B 2020 - 0165</u>
Date Application Received	<u>2-19-20</u>
Hearing Scheduled Date	_____
Application Fee	<u>75.-</u> 
Approved Date	_____
Conditions (y/n)	_____
Denial Date	_____
Withdrawn Date	_____
Zoning Chairperson	<u>Ann Clements</u>

Applicant:


Name: Terence Frederick

Property Owner:

Name: same as applicant

Company: _____ Company: _____

Address: 31 Plant Road Address: _____
Clifton Park, N.Y. 12065

Phone:  Phone: _____

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

Lot Information

Street Address of Lot 3697 N.Y.S. Route 2

Parcel ID Number 93.00-4-10.11 Zoning District R-15

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

Existing: Lot Area 22,042 sq. ft. Frontage 132.00' Depth 167.11' avg.

Setbacks: Front 15.7' exist. Rear 20.0' exist. Left 12' exist. Right 76' exist.

Proposed: Lot Area exist. Frontage exist. Depth exist.

Setbacks: Front 18.2' Rear 117' Left 70' Right 41.6'

Type of Water Service: existing Type of Sanitary Disposal: existing

Describe Existing Use:

Property is residential use

Type of Request: X Area Variance _____ Use Variance

Briefly describe the proposal: Applicant/owner proposes to construct a 18' x 30' garage. Because of existing ground conditions and slopes the garage will need to be positioned such that an area variance for front setback is required.

Abutters-Adjacent Property Owners

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

	Name:	Address:	Property Use
Front		New York State Route 2	
Rear	Maurice Belanger,	3695 Route 2, Troy, N.Y. 12180	
Left	Maurice Belanger,	3695 Route 2, Troy, N.Y. 12180	
Right	Daniel Yacobellis,	3707 Route 2, Troy, N.Y. 12180	

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) N

If yes, explain: _____

For any Area Variance Request, please complete the following:

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

	REQUIRED	PROPOSED
Lot Size:	100.0'	132.0' exist.
Width at set back:	60' accessory bldg.	18.2'
Front Setback:	20' accessory bldg.	117'
Rear Setback:	15' accessory bldg.	70'
Left Side Setback:	15' accessory bldg.	41.6'
Right Side Setback:	4% Garage	2%
Maximum Lot Coverage:	28'	24'
Maximum Height:		

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.

There will not be an undesirable change to the neighborhood. There are existing buildings in the neighborhood with similar setbacks. This proposal will not be a detriment to nearby properties.

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.

Due to the existing slope of the property there is no other feasible method or area to place the garage.

3. Describe whether the requested Area Variance is substantial.

This Area Variance is for the front setback for an accessory structure. The structure will still be set behind the front setback of the principal structure. Therefore, its impact is non-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.

This proposed Area Variance will not have an adverse effect within the neighborhood. There are similar structures in the neighborhood along Route 2.

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

This difficulty is not self-created. This is an existing condition of the topography of the property which limits the area to construct the garage and utilize the property.

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: Terry Frederick

Signature: [Redacted]

Date: 2-18-20

Property Owner:

[Signature]



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.

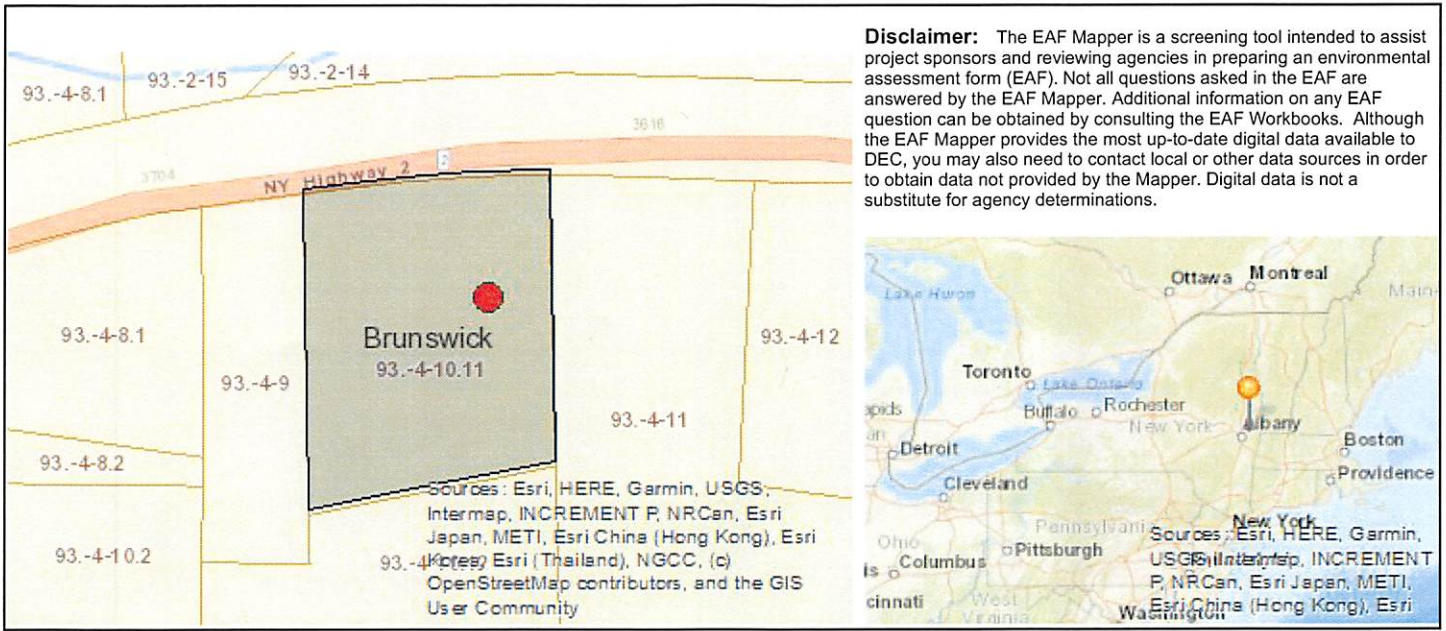
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Foundation Lands at 3697 N.Y.S. Route 2 for Terence Frederick			
Project Location (describe, and attach a location map): 3697 Route 2, Brunswick, N.Y.			
Brief Description of Proposed Action: Owner/applicant proposes to construct an 18' x 30' garage on his property at 3697 Route 2. Because of site conditions the applicant needs an area variance for front setback from Route 2.			
Name of Applicant or Sponsor: Terence Frederick		Telephone: E-Mail:	
Address: 31 Plant Road			
City/PO: Clifton Park		State: New York	Zip Code: 12065
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 type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.51± acres	
b. Total acreage to be physically disturbed?		_____ 0.02± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.51± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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,	NO	YES	N/A
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		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?	NO		YES
If Yes, identify: _____	<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
b. Are public transportation services 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 the 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?	NO		YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO		YES
If No, describe method for providing potable water: _____ No water connection. Proposed garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO		YES
If No, describe method for providing wastewater treatment: _____ No sewer connection. Proposed garage	<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 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 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
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" 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	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?	NO	YES
If 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: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gilbert VanGuilder Land Surveyor PLLC</u> Date: <u>2/18/2020</u> Signature: <u>[REDACTED]</u> Title: <u>member (agent)</u>		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No