

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



Application Number 2B2020-0172

Date Application Received 5-15-20

Hearing Scheduled Date _____

Application Fee 75 

Approval Date _____ Conditions (y/n) _____

Denial Date _____ Withdrawn Date _____

Zoning Chairperson Ann Clematis

Application of a Variance

General Information

Applicant Name: Linda A. Knight

Company: _____

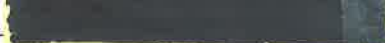
Address: Same

Phone: _____

Property Owner Name: Linda A. Knight

Company: _____

Address: 559 Lansing Rd.
Troy NY 12180

Phone: 

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

Lot Information

Street address of Lot: 559 Lansing Rd. Troy NY 12180

Parcel ID Number: 113.1-5-10 Zoning District: _____

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

Existing: Lot Area 1.4 ACRES Frontage 40.45 Depth 499.1

Setbacks: Front 119.8 rear 338 Left 30' Right 99'

Proposed: Lot Area _____ Frontage _____ Depth _____
Setbacks: Front _____ rear _____ Left _____ Right 99'

Type of Water Service: CITY Type of Sanitary Disposal: SEPTIC TANK

Describe Existing Use:
STORAGE GARAGE FOR YARD EQUIPMENT

Type of Request: Area Variance _____ Use Variance _____ Sign Variance _____

Briefly describe the proposal:
ADDITION TO EXISTING OUTDOOR GARAGE

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>Tom Abate</u>		
Rear	<u>Tom PATTON's Fields</u>		
Left	<u>Robert CUSACK - Miller</u>		
Right	<u>Symington</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) N
If yes, explain: _____

For any Area Variance Request, please complete the following:

Proposed use / construction: addition

(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc.)

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

	REQUIRED	PROPOSED
Lot Size:	1.4 Acres	
Width at set back:	12 12'	
Front Setback:	119'	
Rear Setback:	338'	
Left Side Setback:	30'	
Right Side Setback:	99'	
Maximum Lot Coverage:	360 5/4 FT	
Maximum Height:	13'	

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

Number of Parking Spaces:
Buffer:
Units per Acre:

	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.

THIS WILL NOT IN ANY WAY AFFECT MY NEIGHBORS
OR OBSTRUCT THE FRONT OF MY HOUSE

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.

ADDITION TO EXISTING BLDG. MAKES COST MORE FEASIBLE +
THE ELECTRIC ALREADY ESTABLISHED

3. Describe whether the requested Area Variance is substantial.

NO IT IS 300 SQ. FT.

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

We ARE Adding on to a existing Bldg which is mainly hidden in our woods. There is only one neighbor who could even see it.

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

yes but Bldg. ALREADY located There with Power.

For Use Variance Applications, please complete the following:

Describe the requested use: a STORAGE AREA FOR OUTDOOR FURNITURE
+ LAWN EQUIPMENT.

1. Explain why the applicant cannot realize a reasonable return from the property without the Use Variance, as demonstrated by competent financial evidence.

NOT APPLICABLE

2. Explain how the alleged hardship relating to the property is unique, and does not apply a substantial portion of the district or neighborhood.

The Home is set in the middle of the lot with a pool behind it. The storage GARAGE which is set in front of the primary structure is in a heavily wooded area. The Driveway, pool + leach field make the logical place to put more storage by increasing the size of existing garage.

3. Describe why granting the requested Use Variance will not alter the essential character of the neighborhood.

IT WILL NOT ALTER ANYTHING

4. Explain whether the alleged hardship has been self-created.

The Hardship is self created because of the Home being set in the middle of the lot and no cost effective alternative exists than to increase the size of the existing garage.

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:

Property Owner:

Name: Linda A. Knight

Linda A. Knight

Signature: 



Date: 5-14-2020

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:							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <i>a addition on a EXISTING OUTDOOR GARAGE</i>							
Name of Applicant or Sponsor: <i>Linda A. Knight</i>		Telephone: [REDACTED]					
Address: <i>559 Lansing Rd.</i>		E-Mail: [REDACTED]					
City/PO: <i>TROY NY</i>		State: <i>NY</i>	Zip Code: <i>12180</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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>1.4</i> acres					
b. Total acreage to be physically disturbed?		<i>360 FT.</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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 checked="" 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?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<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 checked="" 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 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	YES	
	<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: _____	NO	YES	
	<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: _____	NO	YES	
	<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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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? 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: _____	NO	YES	
	<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 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 plain?	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? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<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"/>

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

Applicant/sponsor name: Linda A. Knight Date: 5/14/2020
 Signature: 



Project: _____

Date: _____

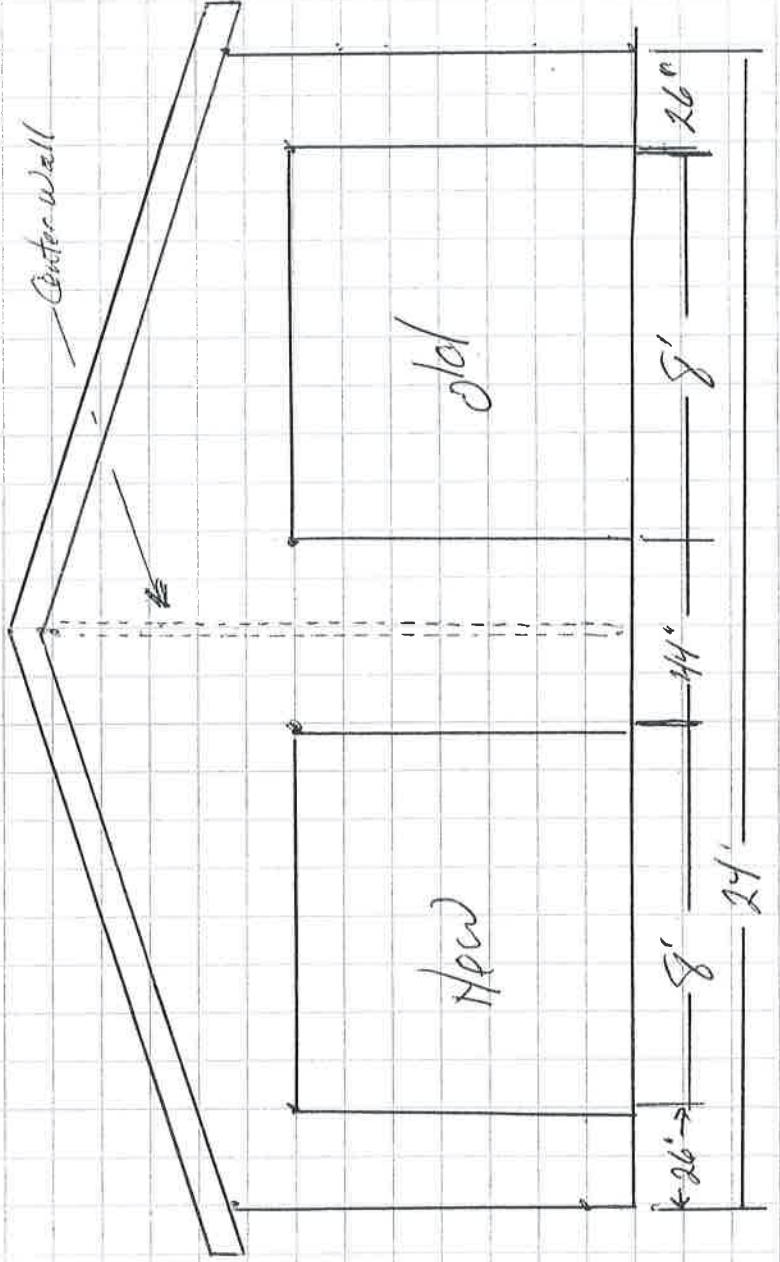
Short Environmental Assessment Form
Part 2 - Impact Assessment

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"/>

Linda Knight
559 Landing Rd
Troy NY 12180

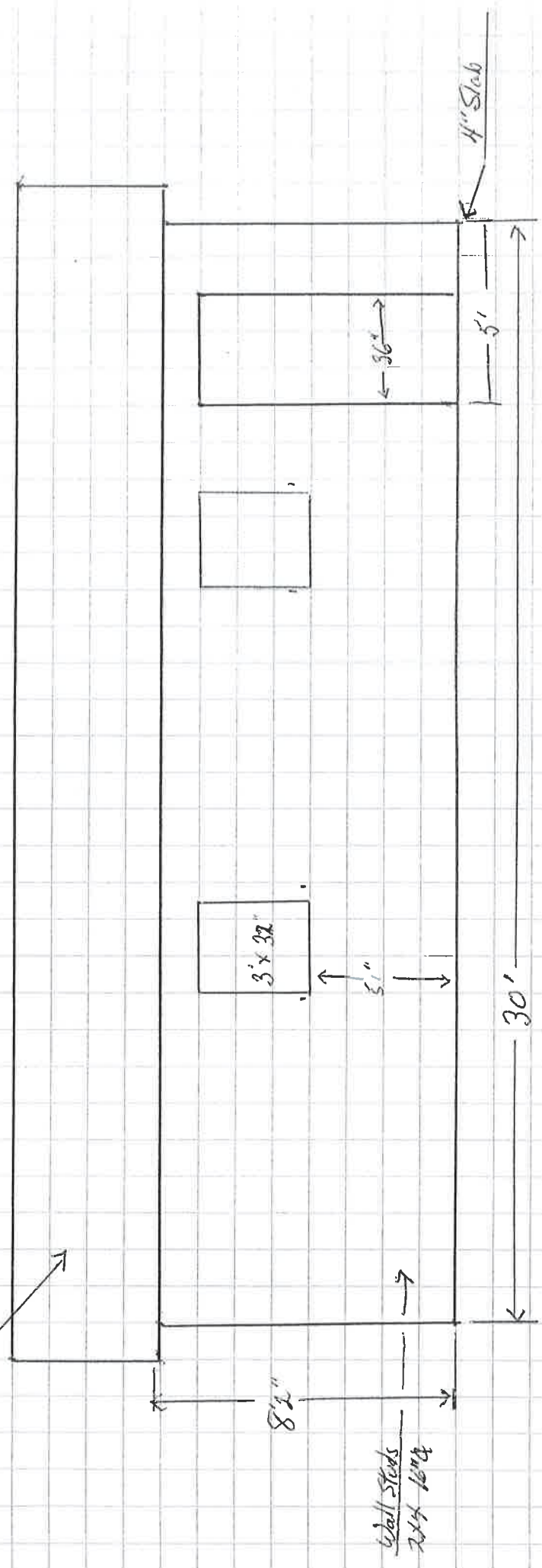


58 Feb 98

Linda Knight
559 Landing Rd
Tray N.P. 12170



End Rafter 2x6 2'x
Shingles Roof



Wall Studs
2x4 16"o.c.

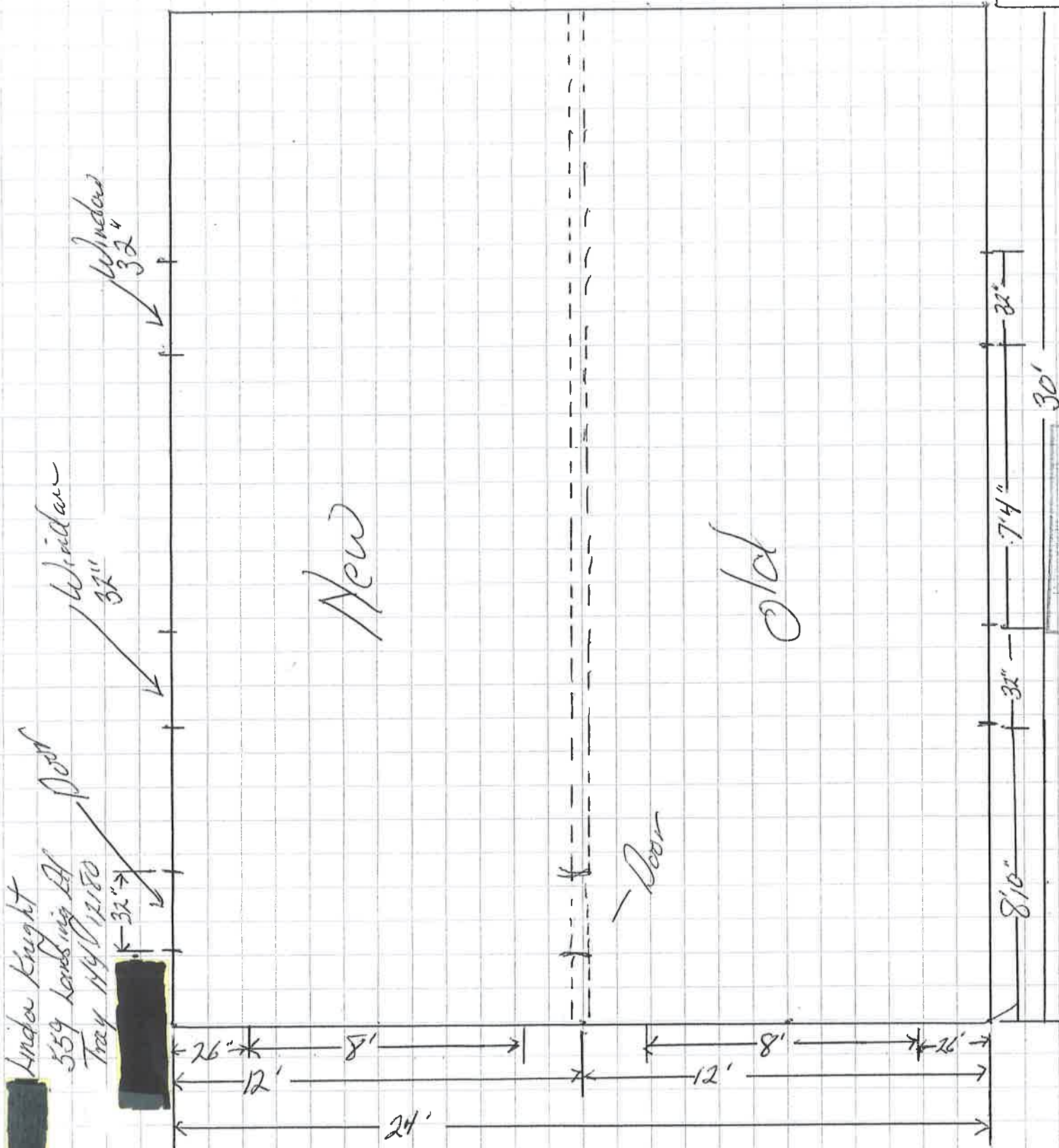
29

Andra Knight

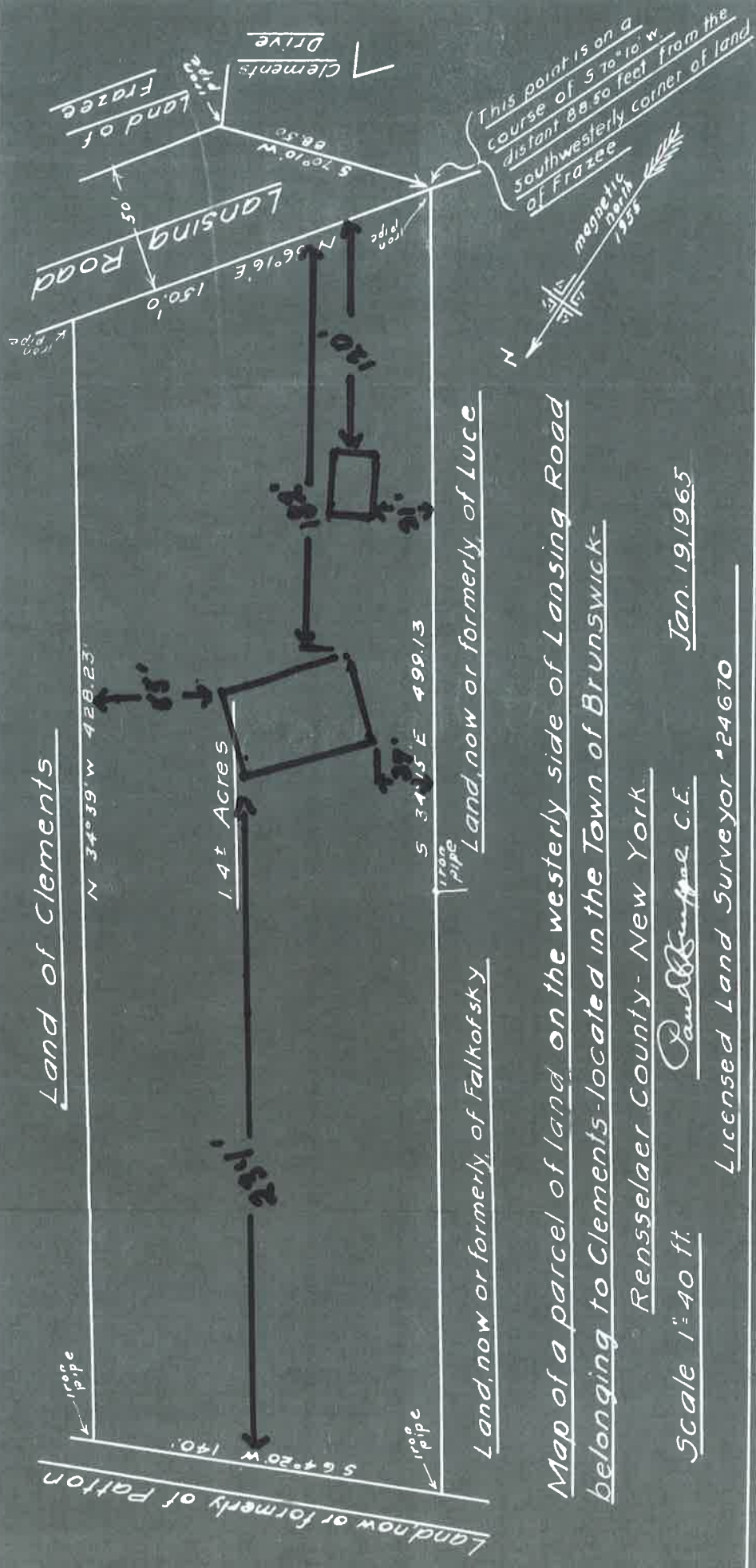
559 Landing Rd

Tray NY 12180

Pool



MAY 15 2020



Land of Clements

N 34°39' W 428.23'

1.4± Acres

231.0'

S 34°15' E 499.13'

Land, now or formerly of Luce

Land, now or formerly of Falkofsky

Map of a parcel of land on the westerly side of Lansing Road belonging to Clements - located in the Town of Brunswick -

Rensselaer County - New York

Paul Ruppel C.E.

Jan. 19, 1965

Scale 1"=40 ft.

Licensed Land Surveyor #24670

