

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

Application for a Variance

General Information

Application Number	<u>23 2020 - 0171</u>
Date Application Received	_____
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Withdrawn Date	_____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: Frederick W Stafford

Property Owner:

Name: Frederick W Stafford

Company: NA

Company: NA

Address: 681 Farm to Market Road

Address: 681 Farm to Market Road

Phone: [REDACTED]

Phone: [REDACTED]

Applicant is: Owner Builder Lessee Architect/Engineer Agent Other
If Other, Explain: Donald J Berg Architect

Lot Information

Street Address of Lot 681 Farm to Market Road

Parcel ID Number 103.-7-20.1 Zoning District _____ Parcels _____

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

Existing: Lot Area 3.77 acre Frontage 232' Depth 450'

Setbacks: Front 300' Rear 115' Left 145' Right 215'

Proposed: Lot Area 1056 sq.ft Frontage NA Depth 24'

Setbacks: Front 110' Rear 315' Left 79' Right 230'

Type of Water Service: Drilled well Type of Sanitary Disposal: Leach field

Describe Existing Use:

Single family residential property

Type of Request: Area Variance Use Variance

Briefly describe the proposal:

To build a 24'x44' wood barn near my 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	Robert Polley	18 White Church Lane, Brunswick, NY 12180	
Rear	Roderick E. Owens	615 Farm to Market Rd., Brunswick, NY 12180	
Left	Everett F. Kneer	805 Farm to Market Rd., Brunswick, NY 12180	
Right	Alice Busman	689 Farm to Market Rd., Brunswick, NY 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) Y

If yes, explain: A variance for a woodshed was recently approved

For any Area Variance Request, please complete the following:

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

	REQUIRED	PROPOSED
Lot Size:	NA	44'
Width at set back:	NA	110'
Front Setback:	NA	315'
Rear Setback:	NA	79'
Left Side Setback:	NA	230'
Right Side Setback:	NA	1056 sq.'
Maximum Lot Coverage:	20'	15
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.

This structure will be built according to an attractive design that will set it apart from the typical farm industrial buildings in the area. It will conform to the general architecture of the main residence.

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 proposed site works best with the existing structures due to limited acreage on either side or behind the residence building. The location also places the proposed building as far away from neighbors as is practicable.

3. Describe whether the requested Area Variance is substantial.

The requested variance is not substantial as the building will be difficult to see from the road or adjacent properties.

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

The structure will be built according to standard runoff/drainage practices.

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 due to my need for an accessory building for storage and workspace. I have a garden tractor, wood splitter, lawn mower, rototiller, road rake and a few other pieces of equipment I would like to store out of site for aesthetic purposes. I need the workspace for carpentry projects that require more room than I have in my residence.

For Use Variance Applications, please complete the following:

Describe the requested use:

I will use the proposed structure for storage and hobby wood working projects as well as personal automotive repair.

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

There is no financial consideration.

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

This is because of the unique layout of my property.

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

The proposed structure will be attractive and fit in with the character of the property.

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

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: Frederick W. Stafford

Signature: _____

Date: 03/14/2020

Property Owner:

Frederick W. Stafford

03/14/2020

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.

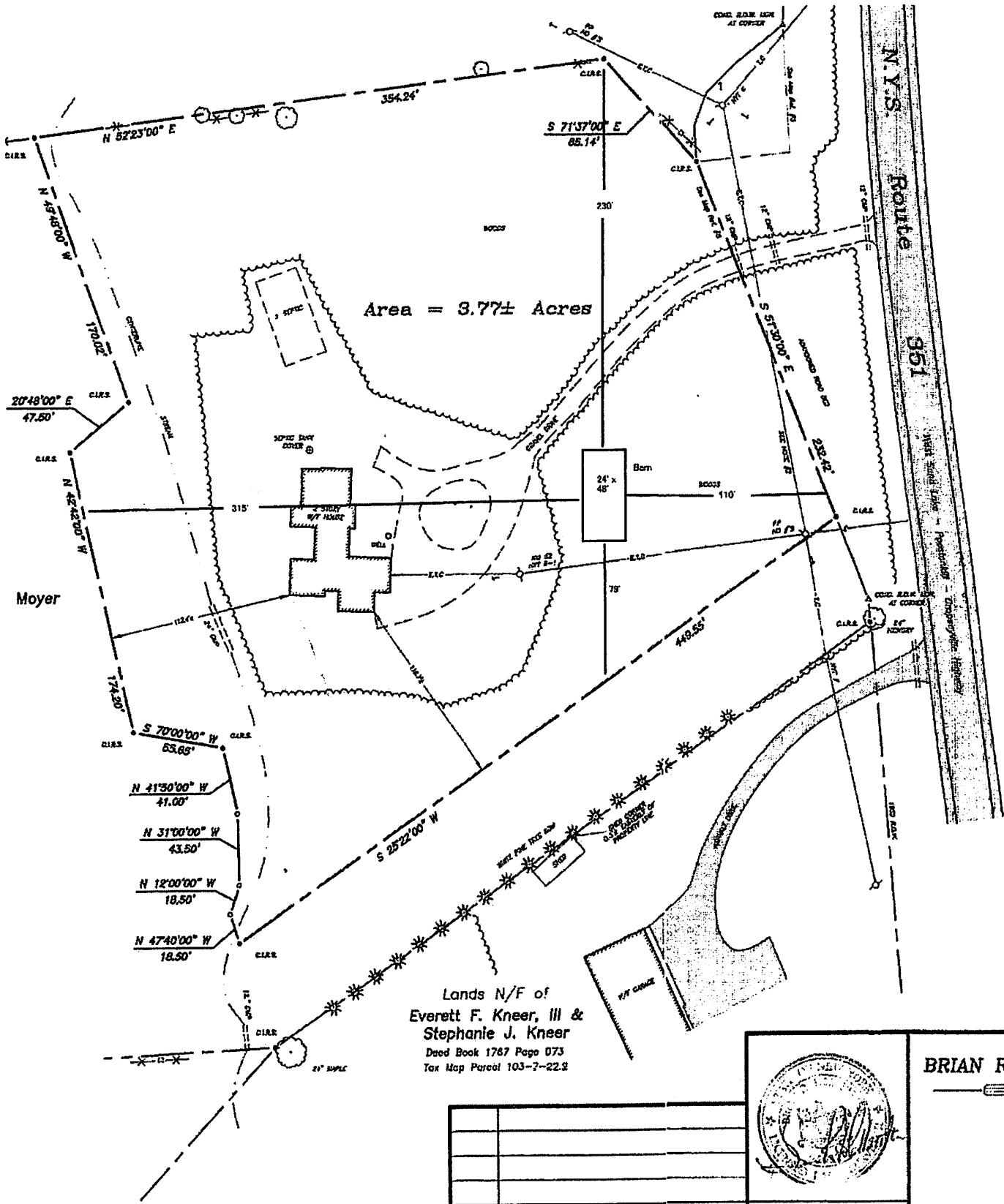
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Barn project			
Project Location (describe, and attach a location map): Next to my residence -see map			
Brief Description of Proposed Action: To build a 44' x 24' barn, wood construction, metal roof, piers and slab.			
Name of Applicant or Sponsor: Frederick W Stafford		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 681 Farm to Market Road			
City/PO: Brunswick		State: NY	Zip Code: 12208
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?		3.77 acres	
b. Total acreage to be physically disturbed?		2000 ft ² acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.77 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<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 checked="" 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 checked="" type="checkbox"/>	<input 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: There will be no electrical power attached to this building	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: There will be no plumbing	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> Forest <input checked="" 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?	<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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES this 1056 sq ft site will be graded for drainage			

<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 <input checked="" type="checkbox"/></p>	<p>YES <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 <input checked="" type="checkbox"/></p>	<p>YES <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 <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Frederick W Stafford</u></p>		<p>Date: <u>5/19/2020</u></p>
<p>Signature: _____</p>		

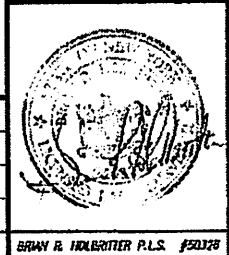




Area = 3.77± Acres

Lands N/F of
 Everett F. Kneer, III &
 Stephanie J. Kneer
 Deed Book 1767 Page 073
 Tax Map Parcel 103-7-22.2

DATE	REVISIONS

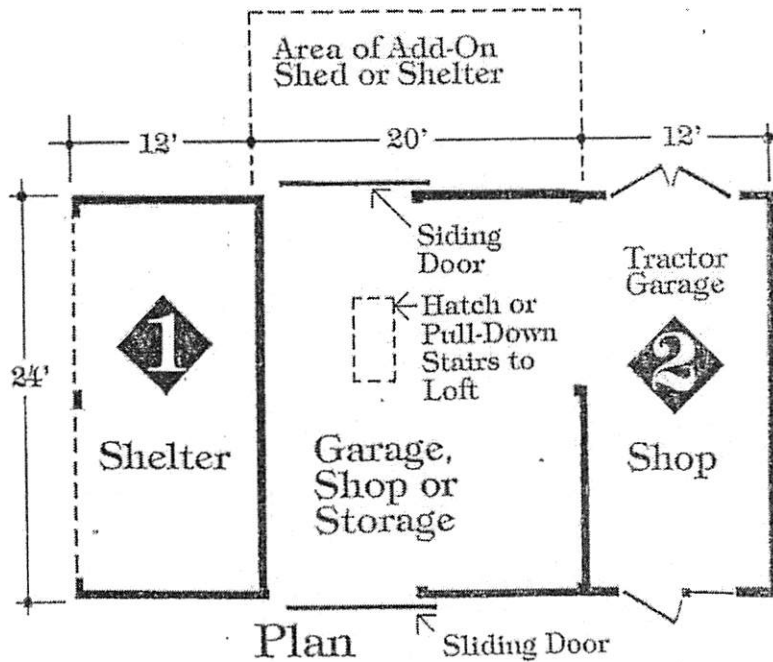
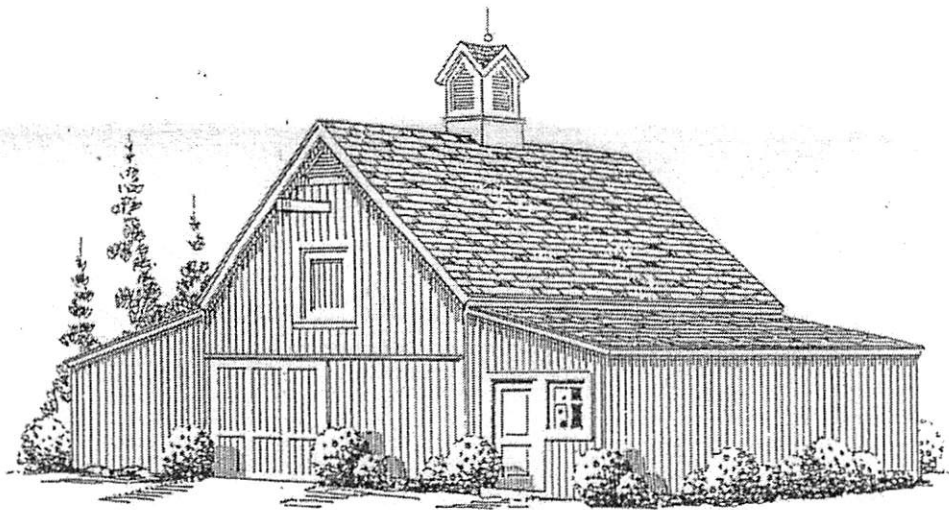


BRIAN R. HOLBRI

P.L.S.

BRIAN R. HOLBRIER P.L.S. #20378

Property of Frederick W Stafford
 681 Farm to Mkt Road
 Brunswick, NY 12180



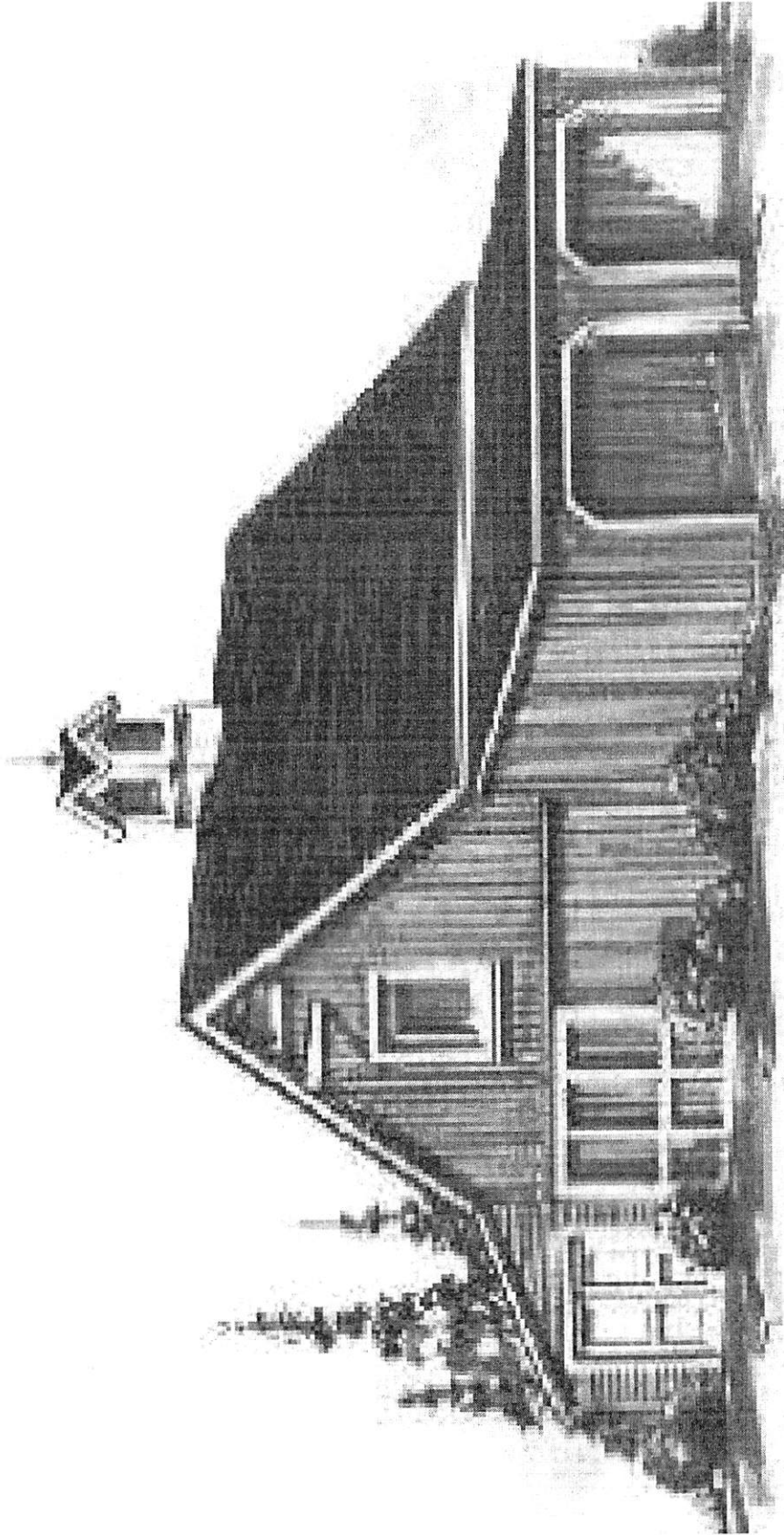
The Cider Mill- Design 417M

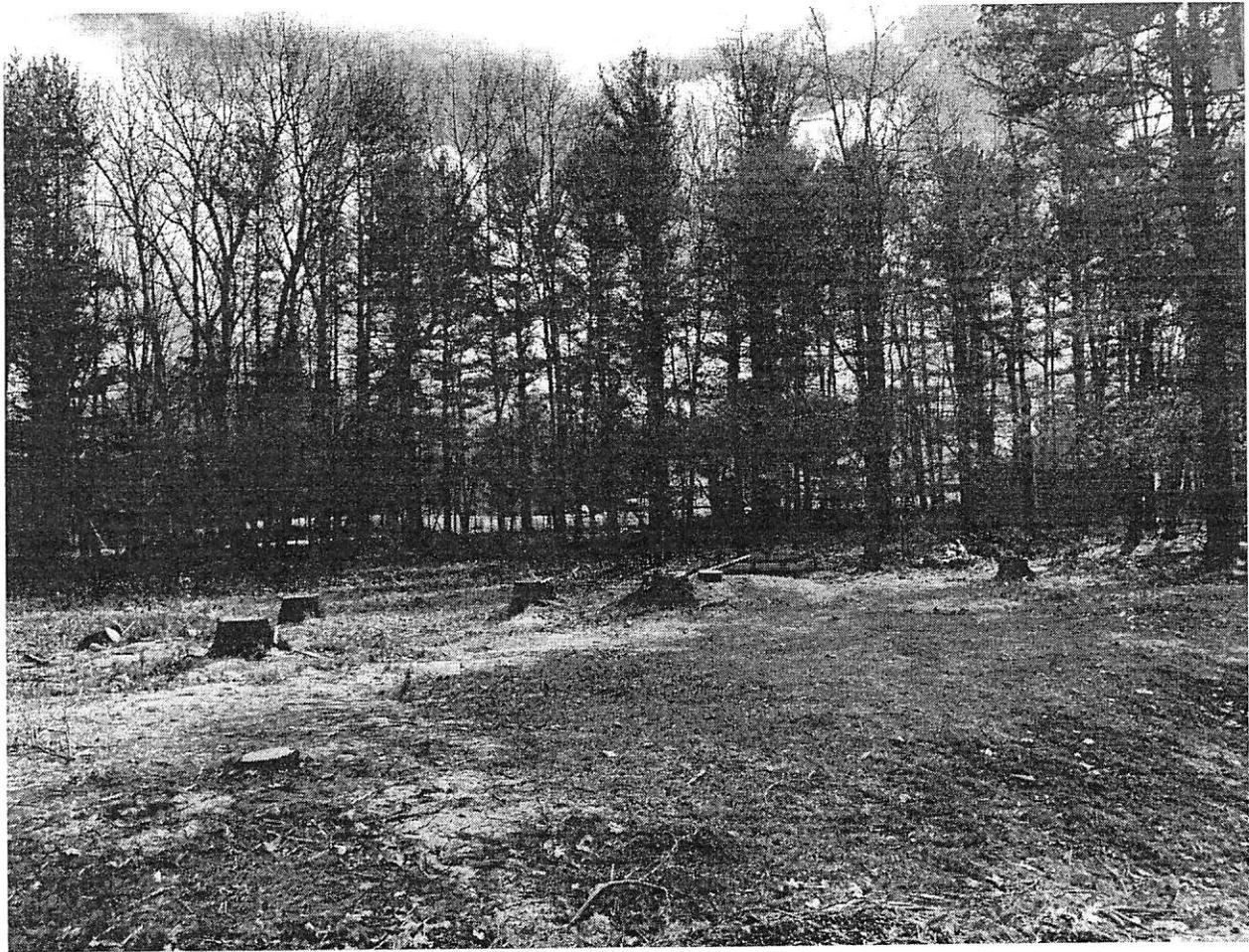
Floor Area: 768 Square Feet, Storage Loft: 420 Square Feet

Sheltered Area: 288 Square Feet

1. Add a 24' Storage Shelter (Drawing ES2)

2. Add a 24' Workshop (Drawing ES1)





Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180

View of Kneer property (south) from proposed site



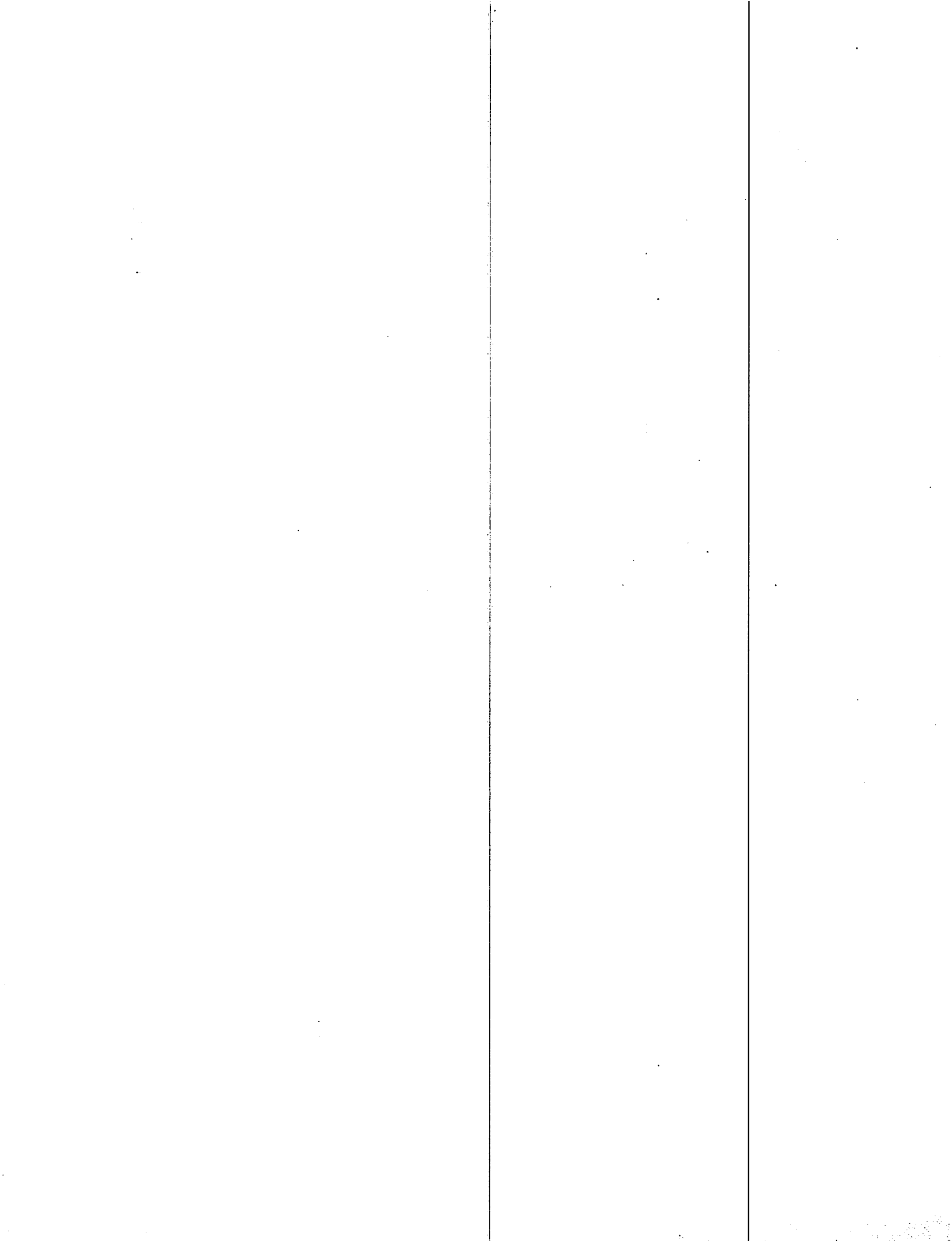
Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180

View of site from residence (east)



Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180

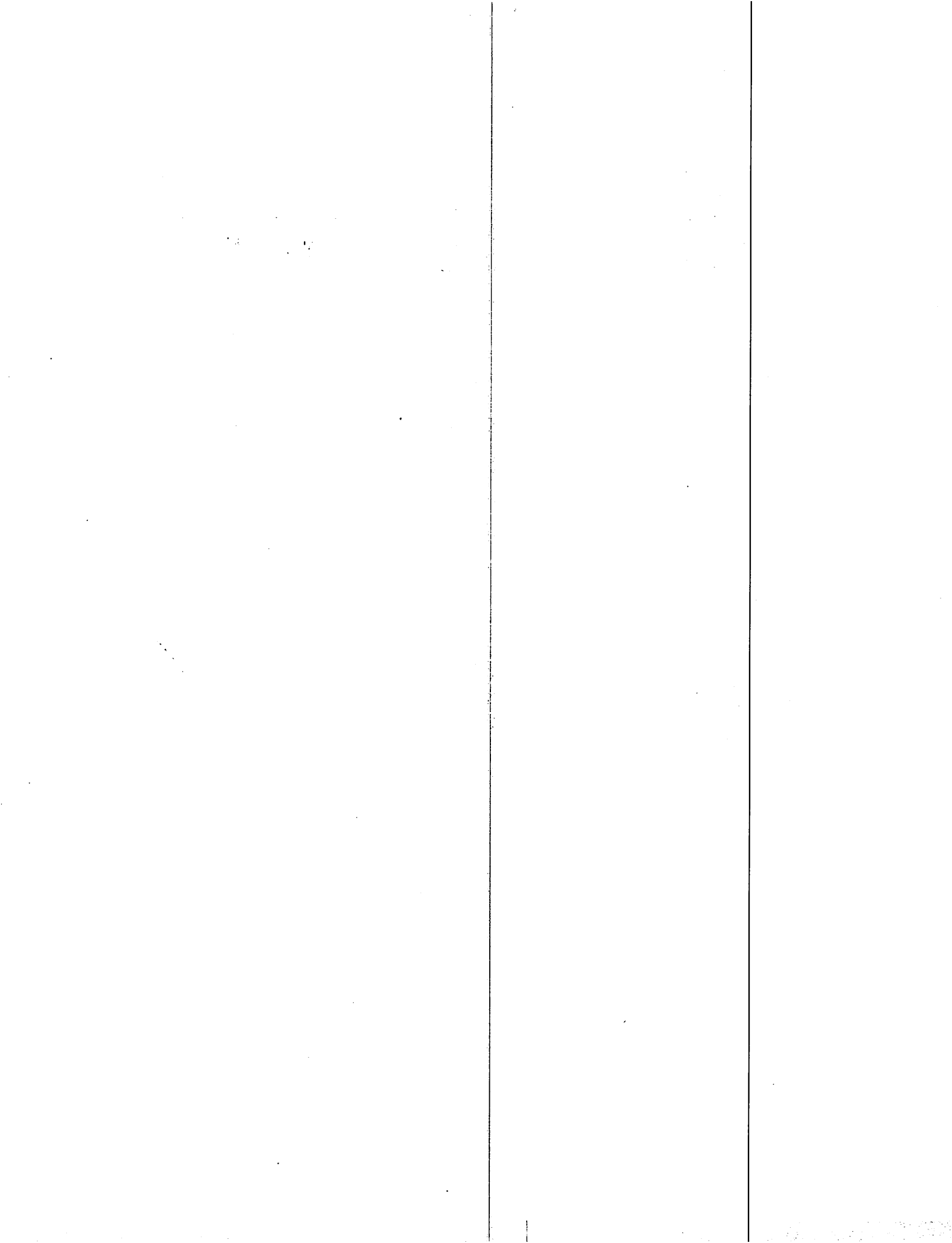
View of proposed site from east (rt 351)

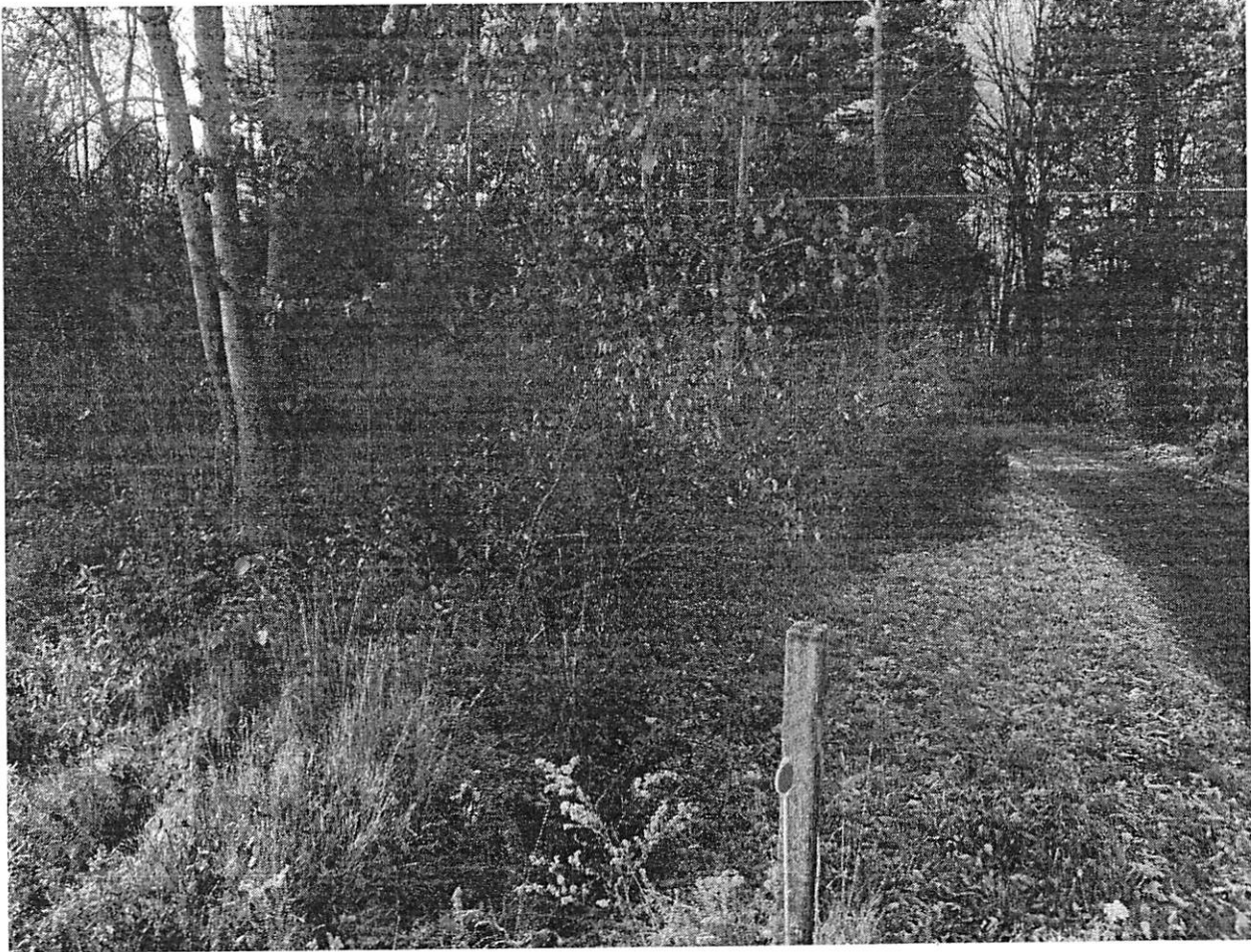




Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180

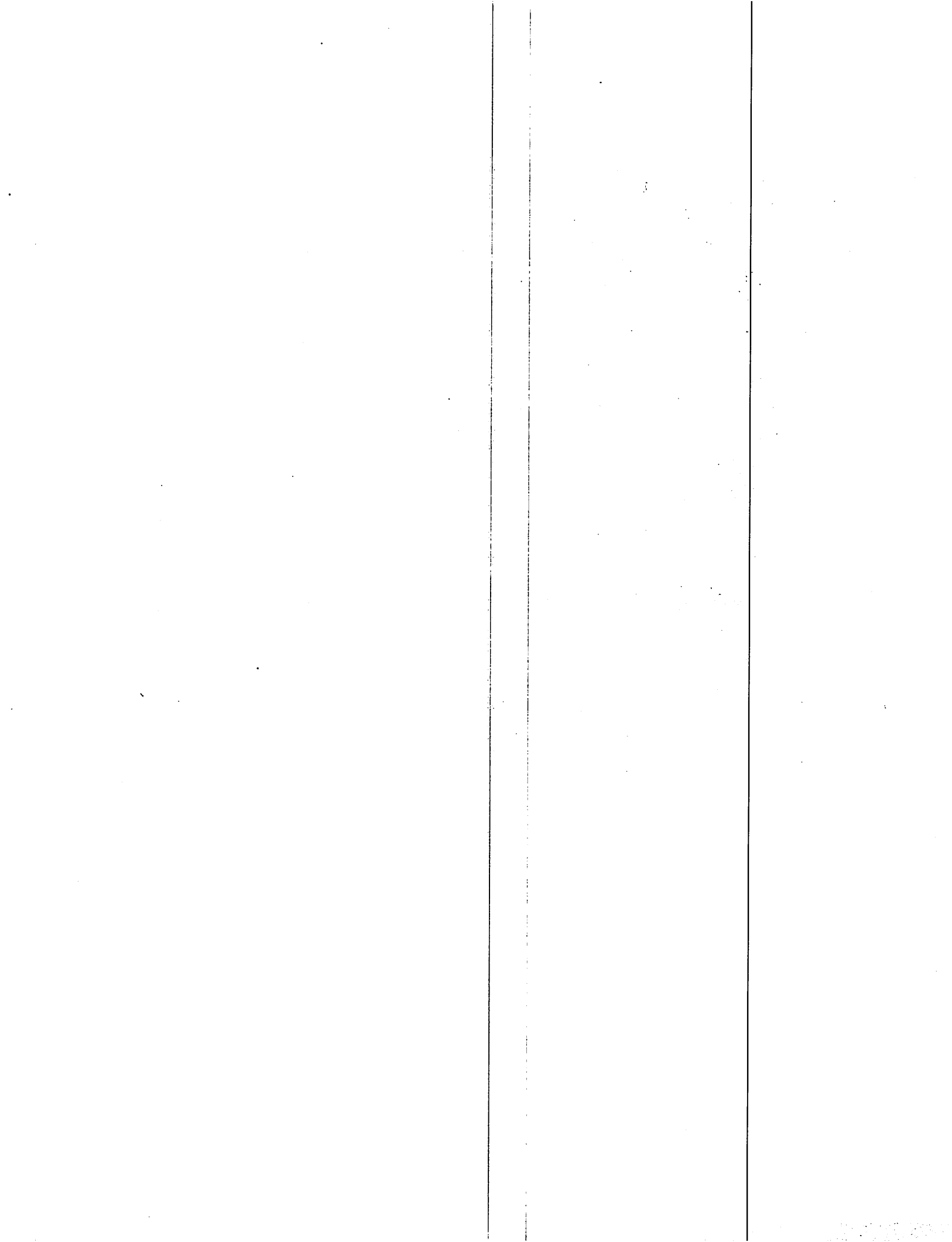
View of Busman property (north) from proposed site





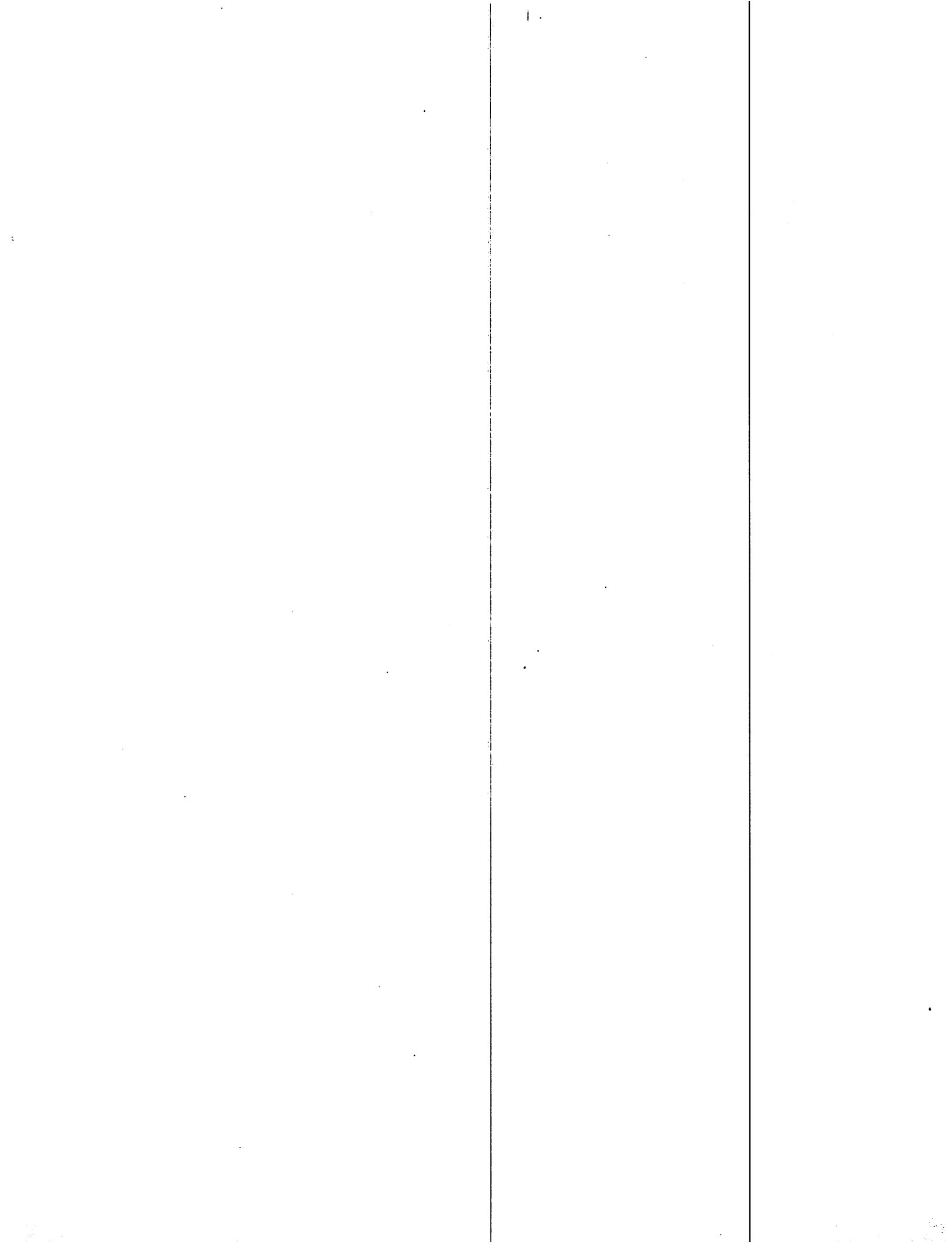
Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180

View of property from east (rt 351)





Property of FW Stafford
681 Farm to Mkt Rd
Brunswick, NY 12180



barn elevation 2' above driveway grade



driveway out to main road same elevation as circular drive



circle drive in front of house

Proposed barn at 681 Farm to Market Road property of Frederick Stafford

