

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

Application Number 2020-0180

Date Application Received _____

Hearing Scheduled Date _____

Application Fee 75.- [REDACTED]

Approval Date _____ Conditions (y/n) _____

Denial Date _____ Withdrawn Date _____

Zoning Chairperson Ann Clemente

Application of a Variance

General Information

Applicant Name: Travis Wagner

Property Owner Name: Travis Wagner

Company: —

Company: —

Address: 11 Riccardi Lane
Troy, NY 12180

Address: 11 Riccardi Lane
Troy, NY 12180

Phone: [REDACTED]

Phone: [REDACTED]

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

Lot Information

Street address of Lot: 11 Riccardi Lane Troy, NY 12180

Parcel ID Number: 102-1-3.16 Zoning District: R-40

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

Existing: Lot Area 1.31^{ac} Frontage 297 Depth 200
Setbacks: Front 62 rear 98 Left 43 Right 200

Proposed: Lot Area 2250^{sqft} Frontage _____ Depth _____
Setbacks: Front 65' rear 100 Left 135 Right 90

Type of Water Service: Muni Type of Sanitary Disposal: Muni

Describe Existing Use: Single family home

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

Briefly describe the proposal:
Build accessory building/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	Ralph Lipruve	Riccardi Lane Troy, NY 12180	
Rear	BPP development	2 Lenox Rd Clinton park 12065	
Left	Jim Eastwood	9 Riccardi Lane Troy, NY 12180	
Right	Joshua Morale	Riccardi Lane Troy, 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) No
If yes, explain: _____

For any Area Variance Request, please complete the following:

Proposed use / construction: Accessory Building
(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
75	65
25	
25	
25	

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

Number of Parking Spaces:
 Buffer:
 Units per Acre:

REQUIRED	PROPOSED
NA	NA

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 building will add organization to existing trailers/materials.

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 lot and building position is limited by a steep drop off at the rear aspect of the lot.

3. Describe whether the requested Area Variance is substantial.

This is not a substantial variance request.

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 building has no effect on environmental conditions in my neighborhood/district. It will only benefit the physical appearance of the property and neighborhood.

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

Having an abundance of interests and hobbies has created this necessity which needs better organization and storage going forward.

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: Travis Wagner

Travis Wagner

Signature: 



Date: 7/27/2020

7/27/2020

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 Accessory Building				
Name of Action or Project: Accessory Building build				
Project Location (describe, and attach a location map): 11 Riccardi Lane Troy, NY 12180				
Brief Description of Proposed Action: Build an accessory building / garage.				
Name of Applicant or Sponsor: Travis Wagner	Telephone:	[REDACTED]		
	E-Mail:	[REDACTED]		
Address: 11 Riccardi Lane				
City/PO: Troy	State: NY	Zip Code: 12180		
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? _____ acres b. Total acreage to be physically disturbed? 2250 sq-ft 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

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	YES
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	YES
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	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Travis Wagner</u> Date: <u>7/27/2020</u> 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

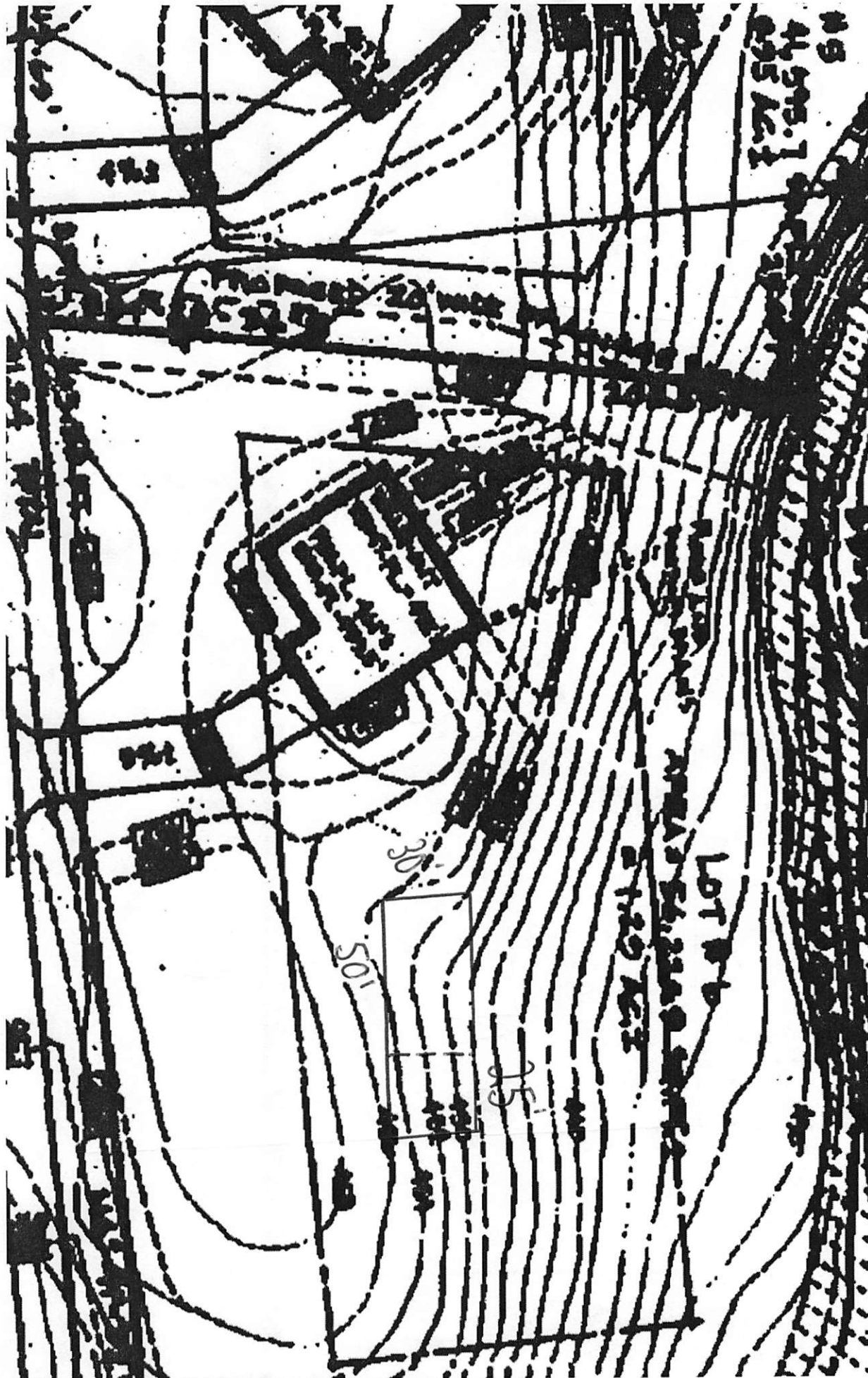
Project: _____
Date: _____

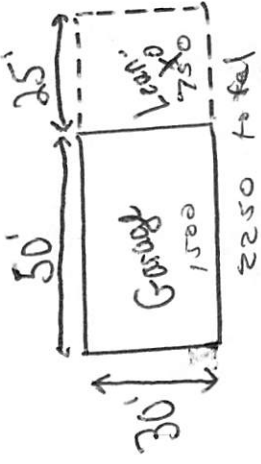
Short Environmental Assessment Form Part 3 Determination of Significance

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.

<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





Unsaved project ▾

SAVE

SAVE AS

DELETE

START OVER

SHARE OPTIONS

SPEC SHEET

▶ GET A QUOTE

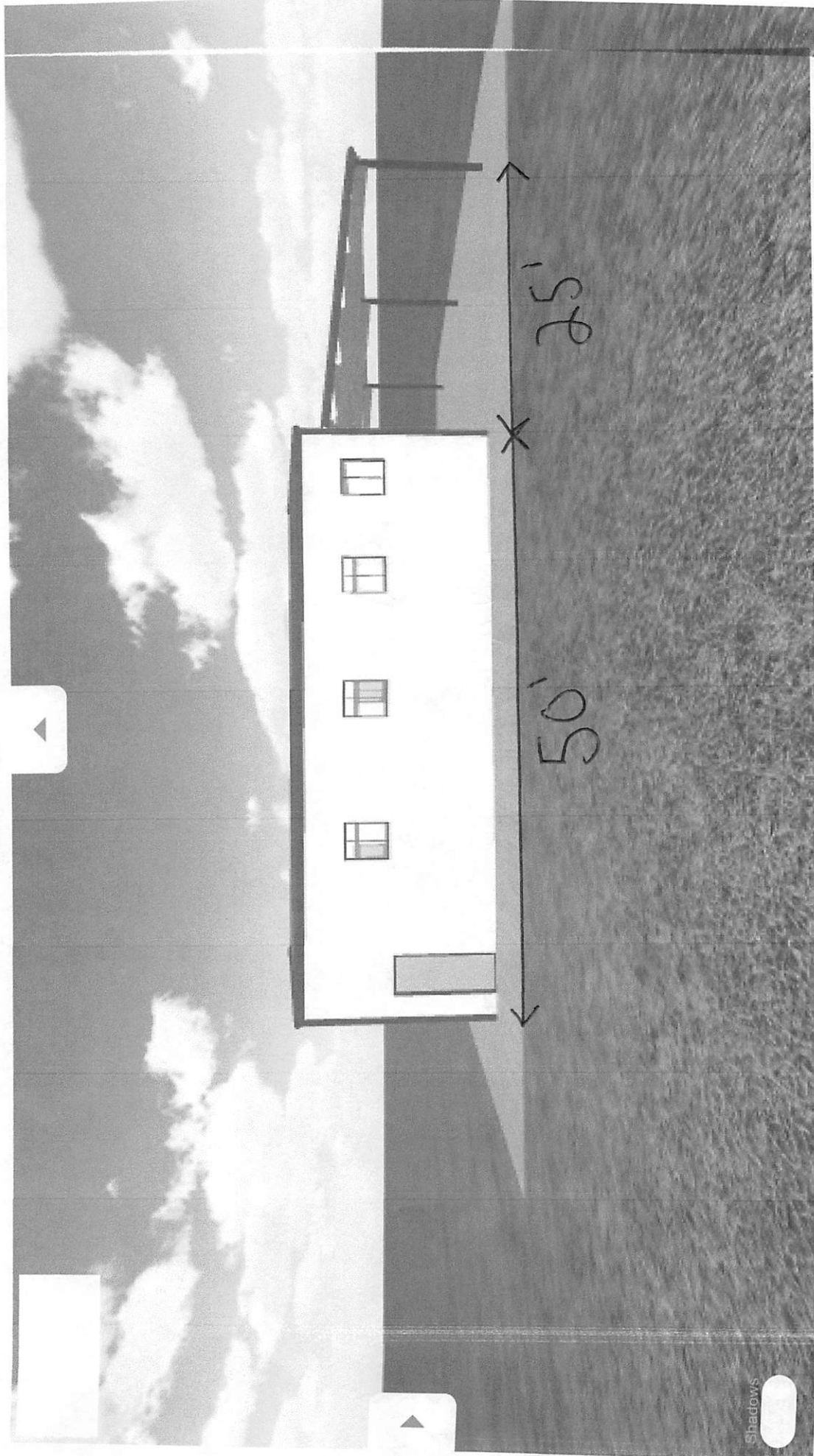
You're not logged in.

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