

Zoning Board of Appeals

TOWN OF BRUNSWICK
336 Town Office Road
Troy, New York 12180

MINUTES OF THE BRUNSWICK ZONING BOARD OF APPEALS REGULAR MEETING HELD JANUARY 23, 2023

PRESENT were ANN CLEMENTE, CHAIRPERSON, E. JOHN SCHMIDT, PATRICIA CURRAN, JOHN MAINELLO III and DARYL LOCKROW.

ALSO PRESENT was CHARLES GOLDEN, Brunswick Building Department.

Chairperson Clemente reviewed the agenda for the meeting, as posted on the Town sign board and Town website. The draft minutes of the December 19, 2022 regular meeting were reviewed. There were no edits or corrections to be made. Chairperson Clemente made a motion to approve the minutes of the December 19, 2022 regular meeting without correction, which motion was seconded by Member Curran. The motion was unanimously approved, and the minutes of the December 19, 2022 regular meeting were approved.

There were no items on the agenda.

The Zoning Board discussed two items of new business. The first item of new business was an application for area variances submitted by William Meissner and Nicole Meissner for property located at 1 Diana Lane. William Meissner and Nicole Meissner were present to review the application. Mrs. Meissner stated that they were seeking two front yard setback variances, which were needed due to the property being a corner lot, in connection with the construction of an inground pool. Mrs. Meissner stated that the proposed location of the pool was the only viable location on the property due to the location of the septic system and the topography of the lot. Mrs. Meissner stated that the pool is to be located 18 feet from Diana Lane, when 60 feet of setback is

required, and is also to be 17 feet from NYS Route 2, when 60 feet of setback is required. Chairperson Clemente asked if the Zoning Board members had permission to visit the property, and Mrs. Meissner stated that the Zoning Board members had permission. Chairperson Clemente stated that the application was complete for purposes of holding a public hearing. A public hearing on this application is scheduled for February 27, 2023 at 6:00pm.

The second item of new business was an application for area variances submitted by David Wheeler for property located at 235 Town Office Road. David Wheeler was present to review the application. Mr. Wheeler stated that he was seeking the area variances for an accessory structure, a 40-foot by 60-foot storage barn, which will match the main residence on the property. Mr. Wheeler stated that his house is to the rear of the property, that the house is approximately 600-700 feet from Town Office Road, that the storage barn would be in front of his house, and that the barn would not be visible from the road, except maybe during the winter when leaves were off the trees. Mr. Wheeler stated that he was seeking two area variances, one for having an accessory structure in front of the house, which was due to the topography of the lot, and for the size of the barn, as accessory structures are allowed to be 1,500 square feet and the barn is proposed to be 2,400 square feet. Member Curran asked if any trees would need to be cleared for construction of the barn. Mr. Wheeler confirmed that some trees would be cut, but that the barn is to be on a flat area of the lot and that grading would be kept to a minimum. Chairperson Clemente asked if there was any other alternative place for the barn on the property. Mr. Wheeler stated that the proposed area is the flattest area on the lot, and that there are wetlands on the lot and that he wanted a significant buffer from the wetlands so that there were not any issues. Chairperson Clemente asked if the Zoning Board members had permission to visit the property, and Mr. Wheeler stated that the Zoning Board members had permission. Chairperson Clemente stated that the application was

complete for purposes of holding a public hearing. A public hearing on this application is scheduled for February 27, 2023 at 6:15pm.

The index for the January 23, 2023 regular meeting is as follows:

1. Meissner – area variances (February 27, 2023).
2. Wheeler – area variances (February 27, 2023).

The proposed agenda for the February 27, 2023 regular meeting is as follows:

1. Meissner – area variances (public hearing to commence at 6:00pm).
2. Wheeler – area variances (public hearing to commence at 6:15pm).
3. Bulson – appeal.