

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 JUNE 17, 2024

PRESENT were ANN CLEMENTE, CHAIRPERSON, PATRICIA CURRAN, E. JOHN SCHMIDT, 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 May 20, 2024 regular meeting and June 3, 2024 special meeting were reviewed. There were no edits or corrections to be made. Chairperson Clemente made a motion to approve the minutes of the May 20, 2024 regular meeting and June 3, 2024 special meeting without correction, which was seconded by Member Mainello. The motion was unanimously approved, and the minutes of the May 20, 2024 regular meeting and June 3, 2024 special meeting were approved.

There were no items of business on the agenda.

The Zoning Board discussed one item of new business.

The one item of new business was an application for area variances submitted by John Murphy for property located at 15 Bellview Road. John Murphy was present to review the application. Mr. Murphy stated that he was seeking to build a pool on his property, that his property was a corner lot, that his property had two front setbacks due to being a corner lot, and that the pool would meet one front setback and not the other. Mr. Murphy stated that he was requesting

two setback variances: a front setback variance, requesting 10 feet of setback where 60 feet of setback is required, and a rear setback variance, requesting 5 feet of setback where 20 feet of setback is required. Mr. Murphy also stated that he was limited in where he could build the pool due to the location of the septic system, a leachfield, and an existing patio on his property. Chairperson Clemente reviewed the application form, confirmed the required and requested setbacks, and stated that one front setback and one rear setback variance were being requested, but that the other front setback and one side setback were met. Chairperson Clemente also stated that the plot plan and short Environmental Assessment Form (EAF) should be noted on the application form, and that the completeness of the forms should be reviewed by the Building Department. Chairperson Clemente asked if the application fee had been paid, and Mr. Golden confirmed it had been. The Planning Board reviewed a chart for the setbacks submitted with the application. Chairperson Clemente asked what the condition of the property was in the 5 feet between the proposed location of the pool and the rear property line. Mr. Murphy stated that there was a chain-link fence about 2 feet in front of his property line and that he was considering replacing that fence with a vinyl fence or inserting vinyl strips into the existing chain-link fence. Chairperson Clemente asked if there were any possible alternative locations on his property for the pool. Mr. Murphy stated that there was not a viable alternate location due to the locations of the leachfield, patio, and a garage on his property. Chairperson Clemente stated that the application was complete for purposes of holding a public hearing. Chairperson Clemente asked if the Zoning Board members had permission to visit the property. Mr. Murphy stated that the Zoning Board members had permission to visit his property. A public hearing on this application is scheduled for July 15, 2024 at 6:00pm.

The index for the June 17, 2024 regular meeting is as follows:

1. Murphy – area variances (July 15, 2024).

The proposed agenda for the July 15, 2024 regular meeting is as follows:

1. Murphy – area variances (public hearing to commence at 6:00pm).