

Zoning Board of Appeals

TOWN OF BRUNSWICK

336 Town Office Road

Troy, New York 12180

MINUTES OF THE BRUNSWICK ZONING BOARD OF APPEALS MEETING HELD FEBRUARY 25, 2019

PRESENT were MARTIN STEINBACH, CHAIRMAN, E. JOHN SCHMIDT, WILLIAM SHOVER and PATRICIA CURRAN.

ABSENT was ANN CLEMENTE.

ALSO PRESENT was CHARLES GOLDEN, Brunswick Building Department.

The draft minutes of the January 28, 2019 meeting were reviewed. Upon motion of Chairman Steinbach, seconded by Member Schmidt, the minutes of the January 28, 2019 meeting were unanimously approved without amendment.

There were no items of old business to address.

The first item of new business addressed was the area variance application submitted by Craig Horton and Jennifer Tedisco for property located at 25 Cranston Road. In attendance on behalf of the applicant was Brian Holbritter. Mr. Holbritter presented the application, indicating that the applicants propose a 19-foot by 20-foot addition to their house, which will result in a rear yard setback of 30 feet 6 inches where 35 feet is required. Mr. Holbritter stated that the applicants seek to continue the same building line and that the existing building currently has a rear yard setback of 30 feet 6 inches. Mr. Holbritter indicated that the house at issue was built in the 1950s. Member Schmidt asked about the location of the house on the neighboring lot to the rear. Mr. Holbritter responded that there is a 6-foot stockade fence along the property line and the neighbor's house is approximately 120 feet from the property line. Member Steinbach asked whether there

were trees along the property line. Mr. Holbriiter reviewed the existing vegetation and indicated that the only tree proposed to be removed would be an ornamental tree that was currently located in the area proposed for the addition. Mr. Shover asked where the well and septic were located. Mr. Holbriiter indicated that the property was serviced by public water, and Mr. Holbriiter identified the areas where he believed the septic system was located. The Zoning Board of Appeals determined that the application was sufficiently complete to schedule a public hearing. The public hearing was scheduled for 6:00pm on March 18, 2019.

The next item of new business addressed was the area variance application submitted by Chad and Emily Murphy for property located at 3 Gene Avenue. Emily Murphy appeared. Ms. Murphy indicated that the property is located in the R-9 Zoning District, which requires a 30-foot front setback. Currently, the house is located 21.8 feet from the front lot line, making the structure a nonconforming structure. The application seeks a variance to allow expansion of the nonconforming structure by construction of an 18-foot by 24-foot addition, which is proposed for the rear of the dwelling. The applicant indicated that the addition would not increase the nonconformity of the front of the building with the front lot line setback. The Zoning Board discussed the side setbacks and the applicant indicated that one side yard setback is approximately 12 feet and the other side yard setback is approximately 17 feet. The applicant further stated that the wood deck and above-ground pool shown on the survey is no longer on the property. The applicant confirmed that the concrete slab still exists. The Zoning Board determined that the application was sufficiently complete to schedule a public hearing. The public hearing was scheduled for 6:15pm on March 18, 2019.

The index for the February 25, 2019 meeting is as follows:

1. Horton and Tedisco - Area variance - 3/18/2019 (public hearing to commence at 6:00pm);
2. Murphy - Area variance - 3/18/2019 (public hearing to commence at 6:15pm).

The proposed agenda for the March 18, 2019 meeting currently is as follows:

1. Horton and Tedisco - Area variance (public hearing to commence at 6:00pm);
2. Murphy - Area variance (public hearing to commence at 6:15pm).