

TOWN OF BRUNSWICK
ZONING BOARD OF APPEALS

336 TOWN OFFICE ROAD, TROY, NEW YORK 12180

Phone: (518) 279-3461 -- Fax: (518) 279-4352

DRAFT MINUTES

A Meeting of the Zoning Board of Appeals of the Town of Brunswick, County of Rensselaer, State of New York, was held on April 18, 2011, at 6:00 P.M.

Present at the meeting were: E. John Schmidt, Member
Mark Cipperly, Member
Caroline Trzcinski, Member
Martin Steinbach, Member
James Hannan, Chairman

Also present were Thomas R. Cioffi, Town Attorney and Zoning Board of Appeals Secretary, and Code Enforcement Officer John Kreiger. At 5:30 P.M., a Workshop Meeting was held wherein the Board Members reviewed files and discussed pending matters informally.

The Chairman called the Regular Meeting to order at 6:00 P.M.

The first item of business was approval of the March 2011 Minutes. Member Trzcinski made a motion to approve the Minutes without changes. Member Steinbach seconded. The motion carried 5 - 0.

The next item of business was the appeal and petition of MICHAEL HENNESSY, owner-applicant, dated March 21, 2011, 2010, for an area variance pursuant to the Zoning Ordinance of the Town of Brunswick, in connection with the construction of a garage addition to the existing residence on a lot located at 429 Moonlawn Road, in the Town of Brunswick, because the proposed construction violates the side yard setback in an R-25 District in that 15 feet is required and 9 feet is proposed. Attorney Cioffi read the Notice of Public Hearing aloud.

Michael Hennessy appeared. He stated that he wants to build a small garage for his wife's car. It will be attached to their existing garage. It will blend right in. He can't comply with the 15 foot setback. There is a pine tree that will have to come down. Member Schmidt stated that he didn't see anywhere else on the property that it could go.

The Chairman asked for public comment. Klaus Kowalzik, 425 Moonlawn Road, the adjoining property owner most impacted, stated that he has no objection. Mr. Kreiger stated that the referral to County Planning had come back indicating that local considerations should prevail. Mr. Kreiger also mentioned that another neighbor, Mrs. Christian, 402 Moonlawn Road had called and stated that she had no objection.

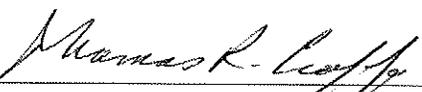
Member Trzcinski made a motion to classify this matter a Type 2 action under SEQRA.

Member Schmidt seconded. The motion carried 5 - 0. Member Steinbach then offered a Resolution approving the variance as requested. Member Cipperly seconded. The motion carried 5 - 0.

There being no further business, Member Trzcinski made a motion to adjourn. Member Steinbach seconded. The motion carried 5 - 0.

Dated: Brunswick, N.Y.
May 7, 2011

Respectfully submitted,



THOMAS R. CIOFFI
Town Attorney - Zoning Board Secretary