

**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 16, 2012, at 6:00 P.M.

Present at the meeting were: Timothy Casey, Member  
E. John Schmidt, Member  
James Hannan, Chairman  
Caroline Trzcinski, Member

Also present were Ronald A. D'Alessandro, Deputy 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 then called the Regular Meeting to order at 6:00 P.M.

The first item of business was a request by Attorney D'Alessandro to move the May meeting to Tuesday, May 29, 2012 to accommodate a previously arranged trip abroad. A motion was made by Chairman Hannan approve such movement. The motion was seconded by Member Trzcinski. The motion carried 4-0.

The next item of business was approval of the March 19, 2012 Minutes. Member Trzcinski made a motion to approve the Minutes with the following two changes: (1) on page two of the minutes, reference was made to State Route 278. The correct route to which reference should have been made was State Route 2; and (2) on page two of the minutes, reference was made to the proposed filling station having three (3) islands. The correct reference should have stated one (1) island with three (3) pumps. The motion carried 4 - 0.

The next item of business was the appeal and petition of Mrs. Heather J. Bricetti, owner-applicant of 3899 State Route 2 in the Town of Brunswick, for an Area Variance under the Zoning Ordinance of the Town of Brunswick, in connection with the proposed construction of a cover to an existing bridge because:

1. The proposed construction violates the front yard setback in an R-15 District in that 60 feet is required and 0 feet is proposed.

Attorney D'Alessandro read the notice aloud. Appearing pro se was owner-applicant

Heather J. Bricetti and contractor Daniel Minbioue of 216 Clickner Road in the Town of Brunswick (collectively referred to as the “parties”). The parties presented specifics on the project and, in so doing, that the cover would prevent additional damage to the bridge and would not interfere with lines of sight with respect to ingress and egress. Following the presentation, the members of the ZBA had the following questions:

Member Trzcinski

(Q) What would the cover look like? Do you have a picture?

(A) In response, the parties opened an electronic file on a laptop depicting a cover with open sides and a metal roof.

(Q) Can you look both ways?

(A) Yes.

(Q) Will fire/EMS have access?

(A) Yes, there is an additional entrance to the property from State Route 351.

(Q) Will the stonework be removed?

(A) It was replaced due to the hurricane.

Member Schmidt

(Q) Will there be a posted height/weight limit?

(A) Yes.

Chairman Hannan

(Q) Will the bridge have sides so as to prevent a driver from driving off?

(A) Yes.

Member Casey

(Q) How is the guardrail on State Route 2 currently terminated?

(A) It fades just prior to the bridge.

(Q) What will the cover look like color-wise?

(A) A rustic frame with a gray roof.

(Q) Will the roof impact existing power lines, etc.

(A) No.

Building Inspector John Kreiger informed the board that a building permit would still be needed.

Attorney D’Alessandro proposed that the action be classified as a type 2 action (no further action required) under SQR. Member Casey made a motion to adopt the recommended classification. Member Trzcinski seconded the motion. The motion carried 4-0.

A formal Motion was made to approve the requested Area Variance subject to the provision of a formal rendering showing sides to the bridge to Building Inspector Kreiger prior to the granting of a building permit. The Motion was seconded by member Trzcinski. The motion carried 4-0.

The next item of business was an informational update (a non-action item) regarding a proposed paintball establishment by Mr. David Molino. In his presentation, Mr. Molino was accompanied by multiple individuals including Mr. Thomas Kenney, and a member of the Rensselaer Police Department. Mr. Molino presented a brochure and various informational pamphlets and indicated that the establishment would be open to the general public on Saturdays and Sundays, and to law enforcement during the week. Mr. Molino further indicated that due to the seclusion of the property and the low noise generated by paintball equipment, a substantial impact on the local neighborhood was not expected. Following the presentation, the members of the ZBA had the following questions:

Chairman Hannan

(Q) Have the neighbors been notified?

(A) Not yet.

(Q) How far away are the homes

(A) There are roughly 5-6 homes, approximately 2500 feet away.

(Q) What do the police use now?

(A) Local or foreclosed homes, which can interfere with ordinary neighborhood operations.

(Q) Will there be concessions?

(A) No. There will especially be no alcohol allowed.

Member Trzcinski

(Q) Will the driveway/road be dirt?

(A) No, it will be stone.

(Q) How big is the parking lot?

(A) Sixty (60) spaces.

(Q) Will it be similar to the brochure presented?

(A) Yes, it will be similar.

(Q) Will the "fields of play" be level?

(A) Mixed, depending on the particular type of field.

(Q) Will there be bathrooms?

(A) Yes.

There being no further business, Member Trzcinski made a motion to adjourn. Member Schmidt seconded. The motion carried 4 - 0.

Dated: Brunswick, N.Y.

May 1, 2012

Respectfully submitted,

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Ronald A. D'Alessandro  
Deputy Town Attorney - Zoning Board

Secretary