

Zoning Board of Appeals

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

MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD February 25, 2013

PRESENT were TIMOTHY CASEY, E. JOHN SCHMIDT, JAMES HANNAN and CAROLINE TRZCINSKI.

ABSENT was MARTIN STEINBACH, CHAIRMAN.

ALSO PRESENT was JOHN KREIGER, Code Enforcement Officer.

The Zoning Board members identified Member Hannan as the Acting Chair for this meeting.

The Zoning Board members reviewed the draft minutes of the January 22, 2013 meeting. Member Hannan inquired whether there were any corrections or additions which needed to be made to the draft minutes. Hearing none, Member Trzcinski made a motion to approve the draft minutes of the January 22, 2013 meeting, which motion was seconded by Member Schmidt. The motion was unanimously approved, and the minutes of the January 22, 2013 meeting were approved without amendment.

One item of new business was reviewed by the Zoning Board members. An application has been made by Nancy Guzzo, 137 Town Office Road, for a special use permit to allow the renovation of the residence at 137 Town Office Road to include an in-law apartment in the basement. The existing use of the parcel is as a single family residence, and the special use permit application seeks approval to allow the construction of an in-law apartment in the basement. The application states that there is an existing bathroom, bedroom and living area in the basement. The Applicant seeks to add a small kitchen and to replace an existing window in the bedroom to provide for an emergency exit. The application states that the basement already

has a separate entrance and area for parking, and that no structural work will be required. The Zoning Board members reviewed the plot plan showing the proposed layout of the in-law apartment for the basement of this residence. Member Trzcinski wanted to confirm that there was a separate entrance to the basement, which is identified on the plot plan. Member Casey inquired as to fire code compliance. Mr. Kreiger stated that fire code compliance will be addressed upon the review by his office of a building permit application in the event this special use permit is granted. Member Trzcinski raised the issue of limiting the use of the apartment to the proposed current occupant only, or at a minimum limiting the use of the apartment to an in-law or family member. The Zoning Board members generally discussed this issue, and directed Attorney Gilchrist to research the issue of limiting the special use permit to an in-law or family-only apartment and prohibiting any for-profit rental to the general public. Attorney Gilchrist will research that issue prior to the March meeting. The Zoning Board members then reviewed the application for completeness, and considered whether the application information was adequate to move forward to public hearing. The Zoning Board members generally agreed that the application included sufficient information, and directed that the public hearing on this application will be held at the March 18 meeting commencing at 6:00 p.m.

There were no additional items of new business.

Having no further business, the Zoning Board of Appeals members adjourned the meeting.

The index for the February 25, 2013 meeting is as follows:

1. Guzzo – special use permit – 3/18/13 (public hearing to commence at 6:00 p.m.).

The proposed agenda for the March 18, 2013 meeting currently is as follows:

1. Guzzo – special use permit – public hearing to commence at 6:00 p.m.