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 15, 2026

PRESENT were DARYL LOCKROW, ACTING CHAIMAN, PATRICIA CURRAN, E. JOHN SCHMIDT and MATTHEW GRAB.

ABSENT was ANN CLEMENTE.

ALSO PRESENT were KEVIN MAINELLO, Brunswick Building Department, and CHRISTOPHER LANGLOIS, ESQ., Attorney to the Zoning Board of Appeals.

Acting Chairman Lockrow reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the May 18, 2026 regular meeting were reviewed. There were no edits or corrections to be made. Acting Chairman Lockrow made a motion to approve the minutes of the May 18, 2026 regular meeting without correction, which was seconded by Member Curran. The motion was unanimously approved and the minutes of the May 18, 2026 regular meeting were approved.

There were no items of business on the agenda.

The Zoning Board discussed four items of new business.

The first item of new business was an area variance application submitted by Edward Holland for property located at 4 Easy Street. Edward Holland was present to review the application. Mr. Holland stated that he was proposing to install a portable shed for seasonal items, including a tractor. Mr. Holland stated that his property was sloped, that the area on which he was

proposing to place the shed was a flat area where a garden had previously been, that that flat area was the only viable place to put the shed, and that the flat area did not meet the required setback under the Town Zoning Code. Acting Chairman Lockrow asked what was in the proposed one-foot setback between the edge of the shed and the property line, and how it would be maintained. Mr. Holland stated that there would be flowers between the shed and property line, and that the shed would be sitting on gravel, which would not require much maintenance. Mr. Holland also clarified that he was requesting 18 inches of setback from the side property line, not one foot of setback as stated in the application. Member Curran asked what a green-colored area on the site plan was, and Mr. Holland stated that it was trees. Member Curran asked if anything could be moved on the property to create the necessary space to put the shed. Mr. Holland stated that his property has heavily sloped and that the proposed location for the shed was the only place for it, and that moving things around on his property would not affect where the shed could be placed. Mr. Holland also stated that he would stake the area where the shed was proposed to be placed so the Zoning Board members could specifically see where the shed would be. Member Curran asked if the shed would be visible from Downey Road, and Mr. Holland confirmed that it would be. Attorney Langlois asked Mr. Holland if he had discussed where he was proposing to place the shed with his adjacent neighbor. Mr. Holland confirmed that he had, and that his neighbor had no issue with it. Acting Chairman Lockrow stated that the application was complete for the purpose of holding a public hearing. Acting Chairman Lockrow asked if the Zoning Board members had permission to visit the site, and Mr. Holland confirmed that they did. A public hearing on this application was scheduled for July 20, 2026 at 6:00pm.

The second item of new business was an area variance application submitted by Alison Wimmer for property located at 1 Chester Court. Sandra Wimmer, Mark Wimmer, and Alison

Wimmer were present to review the application. Sandra Wimmer stated that Alison Wimmer, her daughter, was requesting one area variance in connection with an addition being built onto her house, and that the house had been originally built in 1930. Member Curran asked if the existing porch connected to the house would be removed during construction of the addition, and Sandra Wimmer confirmed that it would be. Member Curran asked if the addition was being built onto the foundation of the house, and Sandra Wimmer stated that it would be, and would have a basement beneath it. Acting Chairman Lockrow asked what was considered the front of the house. Kevin Mainello stated that the house was a corner lot, sitting at the corner of Chester Court and Plank Road, so the house technically had two fronts, and that the area variance was for one of the two front setbacks. Member Curran asked if the addition would meet the setback requirements for the other front setback, and Kevin Mainello confirmed that it would. Attorney Langlois asked if the proposed addition to the house would be a one-story addition, and Sandra Wimmer confirmed that it would be. Acting Chairman Lockrow stated that the application was complete for the purpose of holding a public hearing. Acting Chairman Lockrow asked if the Zoning Board members had permission to visit the site, and Sandra Wimmer confirmed that they did. A public hearing on this application was scheduled for July 20, 2026 at 6:15pm.

The third item of new business was an area variance application submitted by Kevin Hixson, of BL Companies, for property located at 721 Hoosick Road. Kevin Hixson, of BL Companies, was present to review the application. Kevin Mainello stated that there was an existing water regulator at the front of the project site, that he could find no title or easement for that water regulator, that the retaining wall proposed for the site had been proposed to be built at the front of the site where it would be directly on top of that water regulator, and that building the retaining wall on top of the regulator would not allow for any maintenance of the regulator going forward.

Mr. Hixson stated that he was coordinating with Kevin Mainello and Bill Bradley, of the Town Water Department, on performing excavation on the site to determine the size of the water regulator. Mr. Hixson then reviewed the site plan for the project, stating that the new owner of the property was proposing to demolish the existing structure and build a new structure that would serve as a Mavis Tire store. Mr. Hixson stated that the applicant required two setback variances, for the building and the dumpster at the back of the site, due to moving the project's footprint back five feet due to the location of the water regulator. Mr. Hixson also discussed proposed vegetation, landscaping, and buffers on the site. Attorney Langlois noted that no application had been submitted to the Zoning Board yet, and asked if the applicant planned to submit an application in the future. Kevin Mainello stated that an application had been submitted to the Zoning Board, but that the exact location of the new building and dumpster would not be known until the exact size and location of the water regulator were known, and that the amount of relief being requested by the two area variances could not be known until then either, so it was premature to distribute the application to the Zoning Board members at this time since it only listed estimated locations and setbacks. Kevin Mainello also asked if holding a joint public hearing with the Planning Board to discuss the applications before both Boards submitted by the applicant was possible. Member Schmidt asked how a joint public hearing could be scheduled before an application had been presented to the Zoning Board members. Kevin Mainello stated that the excavation of the site to investigate the water regulator was scheduled for that Thursday. Attorney Langlois clarified that the application could be finalized and distributed to the Zoning Board members before the Zoning Board's regular July meeting, at which point a joint public hearing with the Planning Board could potentially be scheduled for one of the Planning Board's regular August meetings. This matter is placed on the July 20, 2026 agenda for further deliberation.

The fourth item of new business was an area variance application submitted by Elizabeth Epstein for property located at 1253 Spring Avenue. Elizabeth Epstein was present to review the application. Ms. Epstein stated that an existing house had recently been demolished on her property, that the previous house had an accessory structure behind it, that a new house had been built on her property further back than the previous house had been, and that the existing accessory structure was now in front of the new house. Acting Chairman Lockrow asked if the accessory structure was on a slab. Ms. Epstein and Kevin Mainello both stated that they did not know. Acting Chairman Lockrow asked if the accessory structure could be moved, and Kevin Mainello stated that it could not be. Ms. Epstein stated that the issue with the accessory structure was related to the Certificate of Occupancy for the new house on the property, and that she was just looking to move in to her new house. Member Curran asked if the accessory structure was being used for storage, and Ms. Epstein confirmed that it was. Attorney Langlois asked if there was currently anything at the site of the previous house on the property. Ms. Epstein stated that there was nothing at the site of the previous house, and that she was not sure what would be done at that site. Acting Chairman Lockrow stated that the application was complete for the purpose of holding a public hearing. A public hearing on this application was scheduled for July 20, 2026 at 6:30pm.

The index for the June 15, 2026 regular meeting is as follows:

1. Holland – area variance (July 20, 2026).

2. Wimmer – area variance (July 20, 2026).

3. Mavis Tire – area variances (July 20, 2026).

4. Epstein – area variance (July 20, 2026).

The proposed agenda for the July 20, 2026 regular meeting is as follows:

1. Holland – area variance (public hearing to commence at 6:00pm).

2. Wimmer – area variance (public hearing to commence at 6:15pm).

3. Epstein – area variance (public hearing to commence at 6:30pm).

4. Mavis Tire – area variances.