

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 APRIL 20, 2026

PRESENT were ANN CLEMENTE, CHAIRPERSON, PATRICIA CURRAN, E. JOHN SCHMIDT, DARYL LOCKROW and MATTHEW GRAB.

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

Chairperson Clemente reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the February 23, 2026 regular meeting were reviewed. There were no edits or corrections to be made. Chairperson Clemente made a motion to approve the minutes of the February 23, 2026 regular meeting without correction, which was seconded by Member Lockrow. The motion was unanimously approved and the minutes of the February 23, 2026 regular meeting were approved.

The draft minutes of the December 15, 2025 regular meeting were reviewed. Chairperson Clemente stated that these minutes had been previously reviewed at the March 16, 2026 meeting, and that there had been a question as to one of the conditions for the approval of the monument sign application submitted by AJ Sign Company for property located at 733-735 Hoosick Road; specifically, if the lit monument sign needed to be turned off at a specific time. Chairperson Clemente confirmed that after reviewing the video and audio recording of the December 15, 2025 meeting that John Mainello III, who had been on the Zoning Board until January 1, 2026, had

specifically requested that the lit monument sign be turned off at 11:00pm as a condition for the approval of the application. Chairperson Clemente noted that the Zoning Board had previously required lit signs to be turned off at the end of operating hours, but former Member Mainello had pointed out that if a future tenant of the site, who would be allowed to have a panel on the monument sign, were open for 24 hours a day and seven days a week, then the sign would never be turned off, so he requested a specific time of 11:00pm. Chairperson Clemente also reiterated one correction for the December 15, 2025 minutes that she had brought up previously: on page 9, line 3, “with” should be between “compliance” and “the”. Chairperson Clemente made a motion to approve the minutes of the December 15, 2025 regular meeting subject to the one noted correction, which was seconded by Member Curran. The motion was unanimously approved and the minutes of the December 15, 2025 regular meeting were approved subject to the one noted correction.

There were no items of business on the agenda.

The Zoning Board discussed three items of new business.

The first item of new business was an area variance application submitted by BMG Land Development, LLC for property located at 188 Deepkill Road. Brendan Gallivan was present to review the application. Mr. Gallivan stated that he was currently building a house on the property and that he was proposing to build a detached garage there as well, which would be the same size and square footage as a detached garage directly across the street, which he also owned, but have a slightly differently designed roof and dormers. Chairperson Clemente asked Mr. Gallivan to point out where the garage would go on the drawing submitted with the application, and Mr. Gallivan did so. Mr. Gallivan stated that the garage would meet all setbacks required under the Town Zoning Code. Member Schmidt asked if there was an existing house on the property now.

Mr. Gallivan stated that he was currently constructing a house on the property, that the parcel was 14.12 acres, and that the garage would barely be visible from Deepkill Road, if it was visible from the road at all. Member Curran asked how long the driveway would be. Mr. Gallivan stated that the driveway was 982 feet long with one turnoff for emergency vehicles. Mr. Gallivan also clarified that the driveway had already been constructed and that the foundation for the house had been poured. Chairperson Clemente asked Mr. Gallivan to repeat what the size of the lot was, and Mr. Gallivan repeated that the lot was 14.12 acres. Chairperson Clemente noted that the applicant had erroneously checked both “area variance” and “use variance” on the application, clarified that only one area variance was being sought, and corrected the application for the record. Chairperson Clemente asked if there was any other place on the property where the garage could be placed that would not require an area variance. Mr. Gallivan reiterated that setbacks were not an issue, and that the area variance was being sought for exceeding the maximum square footage allowed for an accessory structure. Chairperson Clemente stated that the application was complete for the purpose of holding a public hearing. Chairperson Clemente asked if the Zoning Board members had permission to visit the site, and Mr. Gallivan confirmed that they did. A public hearing on this application was scheduled May 18, 2026 at 6:00pm.

The second item of new business was an application for two area variances submitted by Michael Covey for property located at 25 Old State Route 142. Michael Covey was present to review the application. Mr. Covey stated that he was proposing to build a 28-foot by 40-foot detached garage. Mr. Covey stated that he and his family lived in a very old and small house, which had no closets and a crawlspace-sized basement, leaving almost no room for storage. Mr. Covey stated that the lot was an oval-shaped lot, which made it very hard to meet the required setbacks regardless of where on his property he wanted to put the garage. Mr. Covey also stated

that there was no other place on his lot to place the garage without requiring an area variance. Member Curran asked if the proposed garage would be two stories. Mr. Covey confirmed that the garage was proposed to have two stories and that while it could be built out in the future, it would only be used as a garage for now. Chairperson Clemente asked how much space there would be between the existing house and proposed garage. Mr. Covey stated that there would be eight feet between the edge of the house and edge of the garage. Chairperson Clemente asked if that was an issue under the Town Zoning Code. Kevin Mainello stated that it was not, as a secondary structure was required to be at least six feet from the primary structure. Member Curran asked if there was an existing shed on the property, and Mr. Covey confirmed that there was. Member Curran asked if there was a maximum number of accessory structures allowed on one lot. Mr. Mainello stated that two accessory structures were allowed on one lot according to the Town Zoning Code. Member Curran asked if the existing greenhouse on the lot also counted as a structure. Mr. Mainello stated that while a greenhouse should technically be counted as a structure under the Town Zoning Code, there were other greenhouses in Town that were not counted as structures on properties and that he believed that set a precedent for not considering greenhouses as structures. Chairperson Clemente asked if the existing greenhouse was temporary. Mr. Covey stated that the plastic covering the greenhouse needed to be replaced every four years, so it could be considered temporary since it needed to be replaced over time. Chairperson Clemente asked what the size of the lot was. Mr. Covey stated that the lot was 1.25 acres. Chairperson Clemente stated that the application was complete for the purpose of holding a public hearing. A public hearing on this application was scheduled May 18, 2026 at 6:15pm.

The third item of new business was an application for two area variances submitted by Katie Talham for property located at 18 Miller Lane. Katie Talham was present to review the

application. Ms. Talham stated that she was proposing to build a 40-foot by 50-foot pole barn for dry storage on her property. Chairperson Clemente asked if the two requested area variances were for the size and height of the pole barn, and Ms. Talham confirmed that they were. Chairperson Clemente asked what the size of the lot was. Ms. Talham stated that the lot was 9.54 acres. Chairperson Clemente asked Ms. Talham what other options she had if the Zoning Board denied the variances. Ms. Talham stated that her only option would be to build a smaller pole barn. Chairperson Clemente asked Ms. Talham to point out the location of the proposed pole barn on the drawing submitted with the application, and Ms. Talham did so. Member Curran asked how far from the road the house on the lot was. Ms. Talham stated that the house was approximately 1,500 feet from the road. Chairperson Clemente stated that the application was complete for the purpose of holding a public hearing. Chairperson Clemente asked if the Zoning Board members had permission to visit the site, and Ms. Talham confirmed that they did. A public hearing on this application was scheduled May 18, 2026 at 6:30pm.

The index for the April 20, 2026 regular meeting is as follows:

1. Gallivan – area variance (May 18, 2026).
2. Covey – area variances (May 18, 2026).
3. Talham – area variances (May 18, 2026).

The proposed agenda for the May 18, 2026 regular meeting is as follows:

1. Gallivan – area variance (public hearing to commence at 6:00pm).
2. Covey – area variances (public hearing to commence at 6:15pm).
3. Talham – area variances (public hearing to commence at 6:30pm).