

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 JULY 21, 2025

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

ALSO PRESENT were WENDY KNEER and KEVIN MAINELLO, Brunswick Building Department.

The draft minutes of the June 16, 2025 regular meeting were reviewed. There were no edits or corrections to be made. Chairperson Clemente then made a motion to approve the minutes of the June 16, 2025 regular meeting without correction, which was seconded by Member Curran. The motion was unanimously approved and the minutes of the June 16, 2025 regular meeting were approved.

Chairperson Clemente then reviewed the agenda for the meeting, as posted on the Town signboard and website. Chairperson Clemente noted that the single agenda item, the use variance and sign variance application submitted by Dan Levesque for property located at 557-561 Hoosick Road, has been adjourned at the request of the applicant.

There were two items of new business that were discussed.

The first item of new business discussed was an application for an area variance submitted by John Debboli for property located at 34 Cranston Road. With written consent of the applicant, Doug McLaren was present to represent Mr. Debboli on the application. Chairperson Clemente asked that Mr. McLaren generally review the application. Mr. McLaren explained that the applicant is seeking to install a small, ground-mount solar facility for personal residential use, with

all energy produced being consumed at this residence and not for commercial use; that the proposed location of the solar facility is close to both the rear lot line and side lot line on this flag lot, and that the applicant was seeking both a rear lot line setback variance and a side lot line setback variance; that the rear lot line setback requirement is 25 feet, and that a 20 foot setback is being proposed, and that the side yard setback requirement is 25 feet, and that a 20 foot setback is being proposed; that the solar facility is approximately 28 feet 9 inches wide, 18 feet 5 inches deep, with a height of 11.5 feet, to be located on six steel posts, and that the facility will not rotate but rather is a fixed mount facility. Chairperson Clemente inquired whether there was any alternative location on this lot. Mr. McLaren explained that this was principally the customer preference, so that the ground mount solar facility would not be located directly in the backyard, that there had been a pool installed in the backyard, that the proposed location would require the removal of approximately four trees which would aide in future pool maintenance, that the tree-cutting would improve the overall look of the flag lot. Chairperson Clemente noted that the application was complete for purposes of scheduling the public hearing, and the Zoning Board has scheduled a public hearing on this application to be held at the August 18, 2025 meeting at 6 p.m. Chairperson Clemente confirmed that the applicant consented to the Zoning Board Members visiting the property to inspect the site, which was likewise confirmed by Mr. McLaren.

The second item of new business discussed was an area variance application submitted by Mike Martin on behalf of the property owner, Sarah Legnard, for property located at 75 Oneida Avenue. Sarah and Jason Legnard were present. Chairperson Clemente asked the applicants to generally review the application. Sarah Legnard explained that their house located at 75 Oneida Avenue currently has a curved roof, and that they were seeking to have a gambrel roof installed. Chairperson Clemente confirmed that the structure is nonconforming with respect to required

setbacks, and that any modification to a nonconforming structure did require an area variance, which will be reviewed by the Zoning Board. The applicants confirmed that parts of the house were built in 1901 and 1921, and that the current Brunswick Zoning Law did have required setbacks which make the structure nonconforming. Chairperson Clemente confirmed that the application was complete for purposes of scheduling the public hearing, but did ask whether the roof reconstruction would result in additional living space. The applicants confirmed that the new roof would provide added storage space, which would be accessed through a hatch, but that there would be no additional living space. This matter is complete for public hearing, and the Zoning Board scheduled a public hearing for its August 18, 2025 meeting to commence at 6:15 p.m.

The index for the July 21, 2025 regular meeting is as follows:

1. Levesque – use variance and sign variance, adjourned at request of Applicant.

The proposed agenda for the August 18, 2025 regular meeting is as follows:

1. Debboli – area variance (public hearing to commence at 6 p.m.).
2. Legnard – area variance (public hearing to commence at 6:15 p.m.).
3. Levesque – use variance and sign variance.