

Town of Brunswick

Planning Board

336 Town Office Road
Troy, New York 12180

Phone (518) 279-3461 Fax (518) 279-4352
www.townofbrunswick.org

Special Use Permit

If you request that a special use permit be granted, you are required to do the following:

1. Complete and file an application using the form provided to you by the Building Department
2. Provide the required number of copies of a plot plan of your premises showing the location of the improvements anticipated to be made and all setbacks, along with the required number of copies of all other required documentation
3. Pay the required fee: \$250.00 Residential/Agricultural Zoned Properties
\$500.00 All Others
4. Appear at the scheduled hearing before the Planning Board of Appeals and present evidence sufficient to satisfy the requirements of Section 7 of the Brunswick Zoning Law and Article 8: Special Use Permit Section 160-63 of the Zoning Law of the Town of Brunswick.

As an applicant, it is your obligation to present written and oral testimony and to call such witnesses as you may deem necessary in order to satisfy the Planning Board of Appeals that criteria for granting a special use permit are met.

Very truly yours,

Town of Brunswick Planning Board

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PLEASE READ BEFORE COMPLETING FORMS

INFORMATION AND PROCEDURES FOR SPECIAL USE PERMIT

NOTE: IF THE FOLLOWING INSTRUCTIONS ARE NOT COMPLIED WITH YOUR PAPERWORK FOR A SPECIAL USE PERMIT, IT CANNOT BE PROCESSED.

ALL FORMS MUST BE PRINTED NEATLY IN BLACK INK OR TYPEWRITTEN FOR LEGIBILITY. ATTACHMENTS CAN BE DONE AND MUST CONTAIN ADDRESS, INCLUDING ZIP CODE.

1. Complete and return one signed original and nine additional copies of the "Application for a Special Use Permit".
2. Complete and return one signed original and nine additional copies of the "Environmental Assessment Form".
3. Submit 10 copies of plot plan (11 copies if property is within 500 feet of a State or County roadway) showing all dimensions of buildings, yard (front, side and rear setbacks of building(s) (proposed and existing)), lot size, and streets.
4. Submit application fee to process application. The fee is nonrefundable. Make check payable to the Town of Brunswick.
5. The Planning Board holds public hearings on the 1st and 3rd Thursdays of the month at 7 P.M. in the Brunswick Town Hall, 336 Town Office Road, Troy.

APPLICANT MUST APPEAR AT THE PUBLIC HEARING

If you are going to submit anything to the PB at the hearing, 10 copies will be required.

6. Please note: If a special use permit is granted for a subdivision or site plan, a Building and Zoning Permit must be obtained before any work is started.

"SUCH APPEAL SHALL BE TAKEN WITHIN SIXTY DAYS AFTER THE FILING IN THE TOWN CLERK'S OFFICE OF ANY ORDER, REQUIREMENT, DECISION, INTERPRETATION OR DETERMINATION OF THE ADMINISTRATIVE OFFICIAL CHARGED WITH THE ENFORCEMENT OF SUCH ORDINANCE OR LOCAL LAW, FROM WHICH THE APPEAL IS TAKEN." (NEW YORK STATE TOWN LAW §267.a(5)).

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Application for a Special Use Permit

General Information

Applicant:

Name: Niagara Mohawk Power Corp. d/b/a National Grid

Company: _____

Address: 300 Erie Blvd. West, Syracuse, NY 13202

ATTN: Gas Project Management

Phone: _____

Application Number _____

Date Application Received _____

Hearing Scheduled Date _____

Application Fee _____

Approved Date _____ **Conditions (Y/N)** _____

Denial Date _____ **Withdrawn Date** _____

Planning Board Chairperson _____

Property Owner:

Name: Same as Applicant

Company: _____

Address: _____

Phone: _____

Applicant is: Owner ☒ Builder ☐ Lessee ☐ Architect/Engineer ☐ Agent ☐ Other ☐

If other, explain: _____

Lot Information

Street Address of Lot: 1278 Spring Avenue

Parcel ID Number: 113.00-5-20.15 & 113.00-6-1 **Zoning District** R-25

Irregular Shape of Lot (Y or N) Y **Corner Lot (Y or N)** N

Existing: Lot Area 26 acres* **Frontage** Irregular **Depth** Irregular

Setbacks: Front N/A **Rear** N/A **Left** N/A **Front** N/A

Proposed: Lot Area 26 acres **Frontage** Irregular **Depth** Irregular

Setbacks: Front 63 ft** **Rear** 237 ft** **Left** 38 ft** (south) **Front** Side: 122 ft** (north)

Type of Water Service: Public **Type of Sanitary Disposal:** Private

*Includes portion of Tax Parcel 113-6-1 between Spring Ave & Menemsha Lane **Setback distances are representative of Tax Parcel 113.00-5-20.15.

Describe Existing Use: Public Utility Facility/Natural Gas Pipeline and Electric Transmission Corridor

Briefly describe the proposal: Construction and operation of Energy Transfer Station to supplement existing natural gas supply.

Abutters-Adjacent Property Owners

List the name and addresses for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front:	See Attached Abutters-Adjacent Property Owners List.		
Rear:			
Left:			
Right:			

Required Submittals

- ☒ A plot plan showing all dimensions of buildings, yard (front, side and rear setbacks of building(s) (proposed and existing)), lot size, and streets.
- ☒ Part 1 of the State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form
- ☒ Application fee

**NOTE: Additional submittals may be required by the Planning Board.
Failure to submit all required documents may result in delay
in the processing or denial of the application.**

For Special Use Permit Applications, please complete the following:

Describe the requested use: Please see attached Addendum.

1. Explain why the proposed Special Use is reasonably necessary for the public health or general interest of welfare.

Please see attached Addendum.

2. Explain how the proposed Special Use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and other similar facilities.

Please see attached Addendum.

3. Explain how the proposed Special Use provides adequate parking spaces to handle expected public attendance.

Please see attached Addendum.

4. Explain how the proposed Special Use provides reasonable safeguards for neighborhood character and surrounding property values.

Please see attached Addendum.

5. Explain why granting the requested Special Use will not cause undue traffic congestion or create a traffic hazard.

Please see attached Addendum.

6. Explain how the application for the Special Use Permit complies with standards prescribed in the Town of Brunswick Zoning Ordinance for _____ (use).

Please see attached Addendum.

7. Explain whether the applicant for the Special Use Permit has also applied for all other necessary permits and/or approvals from other governmental authorities.

Please see attached Addendum.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of Brunswick to process this application as provided by law.

I also authorize the Town of Brunswick Building Department and Planning Board to enter the property that is the subject of this application for the purpose of inspection and consideration of the application documents.

Applicant:

Property Owner:

Name: Niagara Mohawk Power Corp. d/b/a National Grid; By: James Zuccolotto, Authorized Signatory

Signature: DocuSigned by:

James Zuccolotto

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Date: 9/8/2025