



ZONING BOARD OF

APPEALS

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14004**

**ALDEN TOWN
3311 Wende
Alden, New York**

**Town of Alden
Zoning Board of Appeals**

VARIANCE DECISION – ZBA HEARING 2026-1

Date of Zoning Board of Appeals Meeting and Hearing: March 11, 2026
Meeting called to order at 6:32 pm by Chairwoman Galbraith.

In attendance: Susanne Galbraith, Chairwoman
Mandy Szmanski, Board Member
Jeff Kurek, Board Member
Joe Nappo, neighbor
Joshua Bruzgul, Property owner

Board Member Szymanski moved, and Board Member Kurek seconded the motion to open the hearing.

Applicant: Joshua Bruzgul, property owner
Address: 11076 Broadway, Town of Alden
Type of Variance Requested: Area Variance-request to subdivide a lot, causing one to have 60' frontage
Town Code: 356-10R_A states that the minimum lot size frontage must be 200'. By this subdivision, one

Board Member Kurek moved and Board Member Szymanski seconded the motion to adjourn the hearing at 6:20p.m.

Property Tax Map: 117.12-1-7.1
Street Location: 11076 Broadway, Alden, NY 14004
Name of Property Owner: Joshus Bruzgul

Board Member Kurek moved and Board Member Szymanski seconded the motion to enter into the hearing at 6:12 p.m.

Dr. Bruzgul addressed the board.

One lot is 200' and the other would be 65'.and non-compliant. They would like to expand the parking lot to the east, but do not currently have the room. There is no other way for the expansion. Would build one house about 350' back from the road.

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Chairwoman Galbraith reviewed the use variance criteria with committee member agreement on the following:

FOR AREA VARIANCE:

1. Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created? No, by adding a house on this flag lot, it will not affect anyone.
2. Can the benefit be achieved by other means feasible to applicant. Yes, you could leave the property the way it is.
3. Is the request substantial? Yes, it will have a frontage of 60- where 200 is the code
4. Will request have adverse physical or environmental effects? No, no impact at all.
5. Is the alleged difficulty self-created? Yes, they could keep the parcel as a whole.
6. Will request create a hazard to health, safety or general welfare? No, will not concern anyone.

After due review of the use variance request by the above named property owner, and in consideration of applicable codes and the one criteria relative to the granting of the area variance, the following resolution was offered by Board Member Szymanski and seconded by Board Member Kurek to wit:

So moved that the variance be approved.

The resolution was put to a roll call vote of the quorum of the Town of Alden Zoning Board of Appeals with the following result:

Chairwoman Galbraith – Approve Member Szymanski - Approve
Member Kurek – Approve

The resolution did carry, and the area variance is approved.

cc: A. Barrett, Town Clerk
 , Code Enforcement Officer
 C. Pautler, Supervisor
 G. Waiss, Councilwoman
 ZBA Board Members & Secretary