

Planning Board

TOWN OF BRUNSWICK
336 Town Office Road
Troy, New York 12180

MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 17, 2019

PRESENT were RUSSELL OSTER, CHAIRMAN, LINDA STANCLIFFE, DAVID TARBOX, DONALD HENDERSON, KEVIN MAINELLO, ANDREW PETERSEN, and J. EMIL KREIGER.

ALSO PRESENT were CHARLES GOLDEN, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda as posted on the Town website and Town signboard.

Chairman Oster introduced the two new Planning Board members, Andrew Petersen and Emil Kreiger. Chairman Oster also noted that he has been reappointed as Chair of the Planning Board for 2019, and also recognized that Martin Steinbach was reappointed as Chair of the Brunswick Zoning Board of Appeals.

The Planning Board members reviewed the draft minutes of the January 3, 2019 meeting. Upon motion of Member Mainello, seconded by Member Stancliffe, the draft minutes of the January 3, 2019 meeting were unanimously approved without amendment (Petersen and Kreiger abstaining; not present at January 3 meeting).

The first item of business on the agenda was the major subdivision application submitted by Sharpe Road Development LLC for property located along Sharpe Road. Eric Redding of Bergmann Associates was present for the applicant. Mr. Redding reviewed the current proposed layout of the subdivision, which has been amended since the initial concept plan presentation. Mr.

Redding stated that the current proposal is for 14 building lots located on approximately 17.95 acres along Sharpe Road. Mr. Redding explained that there were two additional proposed building lots with access directly onto Sharpe Road that the applicant is looking to pursue, but that the percolation tests for septic systems could not be completed in 2018, and will be performed again in the spring of 2019, and therefore these two building lots are not being pursued at this time. Mr. Redding did state that if percolation tests for these two proposed lots with access directly onto Sharpe Road show adequate percolation for septic systems, the applicant will be looking to create these two additional building lots through a supplemental subdivision application. Mr. Redding stated that the current proposal is for 14 lots, with a cul de sac road coming off of Sharpe Road. Mr. Redding stated that 11 lots are proposed to be situated in the Town of Brunswick, each with a minimum lot size of 0.6 acres; and also three lots to be located in the Town of North Greenbush, with each of these lots being a minimum of 1.5 acres. Mr. Redding explained that the project site is located both in the Town of Brunswick and the Town of North Greenbush, and that the municipal boundary bisects this project site. Mr. Redding explained that the proposed cul de sac road will be located entirely within the Town of Brunswick, and the three lots proposed for North Greenbush will have driveway access directly off of the cul de sac road to be located in the Town of Brunswick. Mr. Redding explained that the proposed road system was redesigned, with a proposed new subdivision road coming off of Sharpe Road which will break into two separate cul de sac legs. Mr. Redding explained that the road redesign resulted in about 200 feet less of proposed road construction. Mr. Redding then reviewed the proposed subdivision plan in terms of proposed septic location, and stated that the applicant was working with the Rensselaer County Department of Health on septic issues. Mr. Redding also stated that the project is proposed to access public water from the Town of Brunswick, and that a proposal for extension of a public water district

would be submitted to the Town of Brunswick. Mr. Redding did state that the three lots to be located in the Town of North Greenbush are proposed to have water supplied by the Town of Brunswick, but that an agreement would need to be reached between the Town of Brunswick and Town of North Greenbush on that issue. Mr. Redding also reviewed the proposed stormwater features, including a stormwater detention pond and rain gardens. Chairman Oster asked whether four lots were originally proposed in North Greenbush on the concept plan. Mr. Redding did confirm that four lots were originally proposed, but due to further site investigation for wetlands, a wetland had been identified and as a result a lot did need to be eliminated in North Greenbush. Chairman Oster asked whether the road was proposed to be dedicated. Mr. Redding stated that the road would be dedicated to the Town of Brunswick. Member Henderson stated that there was a wetland located at the intersection of Sharpe Road and Spring Avenue, and asked whether this project would impact that wetland. Mr. Redding stated that no wetland impacts are anticipated, as the stormwater design for the project must meet standards for both water quantity and water quality, and not produce any increased runoff from pre-construction conditions. Chairman Oster asked about existing site drainage from the project site over Sharpe Road. Mr. Redding confirmed that existing drainage from the project site is directed toward a culvert which exists under Sharpe Road, but that the project design will not impact that amount of runoff due to the stormwater features to be constructed. Member Stancliffe asked whether a homeowners' association was being proposed for the project. Mr. Redding stated a homeowners' association is not being proposed, and looked for the Town of Brunswick to take over the stormwater detention pond. Attorney Gilchrist stated that the Town of Brunswick does not take over title and operation of the stormwater detention ponds, but the policy of the Town has been to require a homeowners' association to be created for the purpose of owning and maintaining the stormwater detention

facilities, and further that the Town will require a stormwater management facilities maintenance and easement agreement. Member Stancliffe asked about adequate pressure for public water supply for the project. Mr. Redding stated that he has discussed the project with William Bradley of the Brunswick Water Department, and that there is adequate water pressure to extend public water from the Town of Brunswick, and that the applicant will need to prepare a map, plan and report and propose a water district extension to the Brunswick Town Board. Member Stancliffe asked whether it was contemplated to connect this project to the Town of North Greenbush public water supply. Mr. Redding stated that it was not anticipated to loop the system to the Town of North Greenbush, but that further discussions will need to occur between the Town of Brunswick and Town of North Greenbush. Member Tarbox asked about a particular lot configuration which appeared to provide access directly off Spring Avenue. Mr. Redding stated this lot was configured to look like a flag lot, but it was designed merely to meet minimum lot size, and access is proposed off the new subdivision road. Mr. Bonesteel asked about the proposed grade of the cul de sac road. Mr. Redding stated that the road would range in grade between 4% and 10%, which would be in compliance with the Brunswick road standards, and that the road is proposed to be 30 feet wide including required wing gutters. Mr. Bonesteel had a question regarding the right of way around the cul de sac adjacent to the Town of North Greenbush municipal line, and asked if there was adequate room for the appropriate right of way. Mr. Redding stated that the proposed right of way is actually providing greater area for the right of way than is required under the Town regulations, and it designed that way so that the North Greenbush driveways will have adequate area for construction. Mr. Bonesteel requested backup data and information for responses submitted on the Environmental Assessment Form, and Mr. Redding stated he would supply that information. Member Mainello asked about the proposed earthwork on the site, and whether any material would

be removed from the project site. Mr. Redding stated that it is anticipated that the earthwork would be balanced, and that no material is proposed to be removed from the site. Member Stancliffe had a question concerning the EAF response on the existing North Greenbush Water District No. 14, and whether that response should be amended to include a Brunswick water district. Mr. Redding stated that the Brunswick water district does not extend to this project site currently, and that a proposed water district extension would need to be entertained by the Brunswick Town Board, and that a map, plan, and report for that water district extension would need to be filed by the applicant. Chairman Oster noted that the applicant had submitted a preliminary stormwater management report. Mr. Bonesteel stated that he had just started to review the stormwater management report, and that he did coordinate with Mr. Bradley of the Brunswick Water Department, and both he and Mr. Bradley anticipate doing concurrent stormwater report reviews during the planning phase for projects in the future. There was discussion concerning SEQRA procedure, and establishment of SEQRA lead agency. There was also discussion concerning procedural issues associated with the subdivision review, given part of the project is located in the Town of North Greenbush. Attorney Gilchrist and the Planning Board reviewed these issues. It was determined that the Brunswick Planning Board would seek to be named SEQRA lead agency; and upon motion of Member Mainello, seconded by Member Henderson, which was unanimously approved, the Brunswick Planning Board seeks to assume SEQRA lead agency status on this application, and directed Attorney Gilchrist to serve the appropriate SEQRA lead agency coordination notices to all involved agencies. Member Mainello asked whether the grades of the proposed driveways shed water onto the subdivision road. Mr. Redding confirmed that this was the project design. Mr. Bonesteel stated that each driveway will need to have a negative pitch for the first ten feet off the proposed public road. Chairman Oster asked about proposed fire hydrants for the project. Mr.

Redding stated that three hydrants were being proposed, and identified the proposed locations. Chairman Oster directed the applicant to coordinate with the Eagle Mills Fire Department, and Mr. Redding stated that he would supply a set of the project plans to the Eagle Mills Fire Department Chief. It is noted that the property is located in an agricultural district, and the applicant must submit an Agricultural Data Statement. Member Stancliffe had a further question regarding the Environmental Assessment Form, specifically regarding surface water features on the project site. Mr. Redding stated that the Environmental Assessment Form will need to be updated to identify the wetlands on the project site, and that an updated Environmental Assessment Form plus the wetland delineation report will be submitted. Attorney Gilchrist again reviewed the issue of public water supply for the project, and the required coordination between the Town of North Greenbush and Town of Brunswick on that issue. Attorney Gilchrist also noted that he will need to review with Mr. Bonesteel and Mr. Golden the issue of the number of lots on a cul de sac road, and whether this proposed design will require a waiver of the limit of lots on a cul de sac road. This matter is placed on the February 7 agenda for further discussion.

There were no new items of business on the agenda.

The index for the January 17, 2019 meeting is as follows:

1. Sharpe Road Development, LLC - Major subdivision - 2/7/2019.

The proposed agenda for the meeting to be held February 7, 2019 at 7:00pm currently is as follows:

1. Sharpe Road Development, LLC - Major subdivision.