

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD FEBRUARY 7, 2019

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

ABSENT were KEVIN MAINELLO and ANDREW PETERSEN.

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

Chairman Oster reviewed the agenda for the meeting as posted on the Town website and Town signboard. The draft minutes of the January 17, 2019 meeting were reviewed. Upon motion of Member Henderson, seconded by Member Stancliffe, the minutes of the January 17, 2019 meeting were unanimously approved without amendment.

The first item of business on the agenda was the major subdivision application by Sharpe Road Development LLC for property located on Sharpe Road. The applicant proposes a major subdivision to be located on 17.95 acres along Sharpe Road, with the project site being located both in the Town of Brunswick and the Town of North Greenbush. Eric Redding, P.E. of Bergmann Associates was present for the applicant. Mr. Redding updated the Board on additional submissions by the applicant, including a revised Full Environmental Assessment Form plus supporting documents. Mr. Redding also acknowledged receipt of the engineering review comment letter on the submitted subdivision plans from Planning Board engineer Bonesteel; stated that his office is working on the required submissions to the Rensselaer County Department of

Health; and that the applicant would like to move forward with a 17-lot proposal, rather than the 14 lots discussed at the January 17 meeting. Mr. Redding stated that the 3 lots which had been removed from the subdivision plan discussed at the January 17 meeting was due to the fact that weather conditions did not permit the applicant to complete the required percolation tests, but that the applicant would like to move forward with putting these proposed lots on the subdivision plat, and request that any action by the Planning Board on these 3 lots be contingent on Rensselaer County Department of Health approval. Chairman Oster inquired how many proposed lots were now on the proposed cul-de-sac road. Mr. Redding stated that there are 15 proposed lots. Chairman Oster acknowledged for the record that the Planning Board is in receipt of a memorandum from the North Greenbush Planning Board stating that the North Greenbush Planning Board has no objection to the Brunswick Planning Board serving as SEQRA lead agency on the review of this subdivision. Chairman Oster confirmed that the remaining involved agencies, including the Rensselaer County Department of Health, Rensselaer County Highway Department, and New York State Department of Environmental Conservation, had not yet responded to the lead agency coordination notice. Mr. Bonesteel stated that he was in receipt of the revised Full Environmental Assessment Form and supporting documents, and had no questions on that form. Mr. Bonesteel also confirmed that he had forwarded his engineering review memorandum dated February 1 to Bergmann Associates. The Planning Board then proceeded to discuss the issue of a waiver of the restriction of number of building lots on a cul-de-sac road under the Brunswick Town Code. The Planning Board confirmed that the Brunswick Town Code limited the number of building lots on a cul-de-sac road to a total of 12, and that in this case, the applicant was now requesting a total of 15 building lots on a cul-de-sac road. The Planning Board discussed the policy behind this limitation, dependent mostly on adequacy for travel and emergency vehicle access, and

overall public safety. In this case, the Planning Board determined that the proposed subdivision road is designed to be 30 feet wide, with a 27-foot travel lane area with 1.5-foot gutters on each side of the travel lane, for a total of 30-foot wide roadway; the Planning Board also acknowledged that the road will be split between two cul-de-sacs legs, even though there was only one entrance road directly onto Sharpe Road. The Planning Board inquired of Mr. Redding as to turning radius for the roads as well as the cul-de-sacs. Mr. Redding stated that the road had been designed in compliance with Town road standards, that emergency vehicles would be able to make all turns within the subdivision roadway as well as the cul-de-sacs, which are proposed to be 24 feet wide pavement. Member Henderson inquired about fire hydrant locations. The Board confirmed that the fire hydrant locations would need to be reviewed by the Eagle Mills Fire Department. This raised the issue regarding 13 proposed lots in the Town of Brunswick and proposed lots in the Town of North Greenbush, and that this may give rise to separate fire districts having jurisdiction over the subdivision, and the need for the applicant to coordinate between the Eagle Mills fire district and the North Greenbush fire district responding to those proposed lots located in North Greenbush, and that there may need to be a mutual aid agreement executed between fire districts. That discussion also gave rise to the required coordination between the Town of Brunswick and the Town of North Greenbush, including coordinated subdivision review as well as discussion about public water and how the public water districts would operate in regard to this subdivision. Mr. Redding stated that he had scheduled a meeting with the North Greenbush Water Department and consulting engineer for February 11, and it was determined that Mr. Bonesteel should attend that meeting as well. Returning to the issue of the waiver of number of building lots on a cul-de-sac road, Member Tarbox also noted an important factor was that there was no additional land for further subdivision, and that this total number of lots would be the total permitted for this property,

with no additional lots proposed in the future. The Planning Board members generally concurred that a positive recommendation should be adopted on the requested waiver on the number of lots on a cul-de-sac road, and that the matter would be referred to the Town Board for consideration together with a positive recommendation. Attorney Gilchrist was directed to prepare a draft recommendation for Planning Board review at the February 21 meeting. Member Stancliffe had a question concerning the location of the stormwater detention pond, and whether it would be located on a subdivided building lot or located on a separate lot used solely for stormwater purposes. The Planning Board generally discussed the need for the creation of a homeowners' association for ownership, operation, and maintenance of the stormwater facilities for the project, and that was an issue that needed to be discussed in terms of the homeowner association documents. Member Tarbox had a question concerning the proposed rain gardens on the subdivided lots, and Mr. Redding reviewed the current NYSDEC green infrastructure facilities, including rain gardens to handle anticipated runoff from the homes to be constructed on the site. Member Henderson asked whether there would be a fence constructed around the stormwater detention pond, and Mr. Redding confirmed that a fence would be installed. The issue of compliance with the New York Agriculture and Markets Law for an agricultural data statement was discussed. The applicant will need to submit proof that there is no existing farm operation located either on the property or within 500 feet of the property proposed for subdivision; in the absence of such proof, an agricultural data statement will need to be submitted. Mr. Bonesteel requested that the applicant resubmit subdivision plans showing 17 lots with proposed house locations, and also prepare a revised Stormwater Pollution Prevention Plan and Environmental Assessment Form to discuss the proposed 17 subdivided lots. This matter is placed on the February 21 agenda for further discussion.

There were no new items of business to discuss.

It was noted that a major subdivision application had been submitted by Robert Irwin for property located on Menemsha Lane. Chairman Oster noted for the record that this property has previously been the subject of a waiver of subdivision approval in late 2018, and that the property owner was now applying for a major subdivision of approximately 6 lots, but also requesting an additional waiver of subdivision to break off acreage for transfer for an adjacent property owner to create additional buffer from the proposed major subdivision. This matter will be placed on the February 21 agenda for discussion, including whether an additional waiver application will be entertained and procedure for this action..

The index for the February 7, 2019 meeting is as follows:

1. Sharpe Road Development LLC - Major subdivision - 2/21/2019;
2. Irwin - Major subdivision - 2/21/2019.

The proposed agenda for the meeting to be held February 21, 2019 at 7:00pm currently is as follows:

1. Sharpe Road Development LLC - Major subdivision;
2. Irwin - Major subdivision.