

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 7, 2019**

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

ABSENT was RUSSELL OSTER, CHAIRMAN.

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

Member Stancliffe presided as Acting Chair for the meeting.

Member Stancliffe reviewed the agenda for the meeting as posted on the Town signboard and Town website.

The draft minutes of the February 21, 2019 meeting were reviewed. Upon motion of Member Tarbox, seconded by Member Kreiger, the minutes of the February 21, 2019 meeting were unanimously approved without amendment (Member Stancliffe abstaining as she was absent from the February 21 meeting).

The first item of business on the agenda was the major subdivision application submitted by Robert Irwin for property located on Menemsha Lane. Mr. Golden noted that updated plans had been delivered to the Town office on March 7, which were distributed to the Planning Board members. Neither the applicant nor applicant's representative was present at the meeting. Mr. Bonesteel stated that he had provided a review letter dated March 5, 2019 regarding the application materials, with a list of items that the applicant must address. In particular, Mr. Bonesteel stated

the applicant must file a full Environmental Assessment Form for this major subdivision. Mr. Bonesteel also noted that the updated plans do provide contours, but they are ten-foot contours. He will review the updated plans. Mr. Bonesteel also noted the existence of the reputed cemetery, and the Planning Board determined to forward the application materials for review by the Town Historian concerning the cemetery issue. Member Tarbox noted that he had visited the site, and that there may be an issue with a lot on the north side near Menemsha Lane, both in terms of grade of that lot as well as sight distance for a driveway. This matter was discussed with Mr. Bonesteel. Following discussion, Mr. Bonesteel stated that he would visit the site with the updated plans, including the contours provided by the applicant, and advise the Board whether additional information concerning grades of both lots on the north side of Menemsha Lane should be requested from the applicant, both in terms of buildable area, and also driveway sight distances. Member Kreiger noted that he had visited the site as well, and agrees that the lots on the north side of Menemsha Lane may have problems given the grade of the land. The Planning Board also discussed front yard setback requirements as it relates to buildable area on the north lots given existing grades. Mr. Bonesteel noted that the topography of the lots on the south side of Menemsha Lane look good, but that the reputed cemetery located is on the south side of Menemsha Lane. Member Tarbox also raised the possibility that given the size of these lots, a purchaser could seek to further subdivide the lots to get additional building lots. The Planning Board also generally discussed the location of existing public water supply in relation to these lots. Mr. Golden also noted that he had been approached by the owner of land adjacent to proposed lot 6, indicating that such owner would like to purchase additional land from Mr. Irwin as a buffer from this project. Mr. Golden noted that given this discussion, there may be further amendment to the proposed subdivision plan. In summary, Mr. Bonesteel will review the updated subdivision plans and visit

the site, and advise the Planning Board as to any additional information required concerning buildable area on the lots north of Menemsha Lane, and also driveway sight distances for the lots north of Menemsha Lane. Mr. Golden will forward the application materials to the Town Historian to review the issue of the reputed cemetery on the south side of Menemsha Lane. Mr. Bonesteel will also review the Full Environmental Assessment Form upon submission, particularly regarding the reputed cemetery location and any coordination with the State Historic Preservation Office. This matter is placed on the March 21 agenda for further discussion.

The Planning Board noted that the road waiver recommendation concerning the Sharpe Road major subdivision application had been referred to the Brunswick Town Board. The Sharpe Road major subdivision is tentatively placed on the March 21 agenda for discussion, contingent on Brunswick Town Board action on the road waiver request. Mr. Golden did note that he had been contacted by a number of people concerning the Sharpe Road major subdivision, and that there may be public interest in that project.

There were no new items of business.

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

1. Irwin - Major subdivision - 3/21/2019.

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

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