

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 18, 2019

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, DONALD HENDERSON, LINDA STANCLIFFE, J. EMIL KREIGER, 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, noting that the Sharpe Road Subdivision matter would not be on the agenda for this meeting.

The draft minutes of the April 4, 2019 meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Tarbox, the minutes of the April 4, 2019 meeting were unanimously approved without amendment.

The first item of business on the agenda was the major subdivision application submitted by Robert Irwin for property located on Menemsha Lane. Rod Michael, LLS, of RDM Surveying, was present for the applicant. Mr. Michael reviewed certain outstanding issues on the application, including the submission of plans showing proposed driveway locations as well as plans and profiles for the driveways, noting that each proposed driveway location provided adequate sight distances as well as meeting grade requirements as all driveways were less than a 10% grade. Mr. Michael stated that lot 5 had two driveway scenarios, and lot 6 did provide a driveway location that was in compliance with grade requirements. Mr. Bonesteel stated that he had an opportunity

to review this additional information, and that he had no questions. Mr. Michael stated that the property owner to the south of proposed lot 1, Pollock, had approached Mr. Irwin regarding an additional lot line adjustment to provide him additional buffer, and that a proposed lot line adjustment has been added to the map showing an area being transferred into the adjacent Pollock lot. Mr. Michael stated that he felt all outstanding issues on the application had been addressed. Chairman Oster wanted to confirm that there were now two proposed lot line adjustments on the subdivision plan, including both the Pollock lot line adjustment and the Stasack lot line adjustment. Mr. Michael confirmed that these were the only two lot line adjustments, plus the proposed six subdivided lots. Mr. Bonesteel stated that he had the opportunity to review the proposed driveway locations, elevations, and sight distances, and that all appear adequate for the proposed driveway locations, and that the grades do meet Town requirements. Mr. Michael also stated that the applicant was willing to stipulate to these proposed driveway locations as required driveway locations in order to confirm both sight distances and driveway profiles, and that he would agree to add a plat note to that effect if required by the Planning Board. Member Tarbox noted that the driveway plans showed driveways over 150 feet in length, and that the driveways would need to be wider and come into compliance with the private road standards for the Town. Mr. Bonesteel concurred, stating that the driveways would need to meet the private road specifications, which require a 16-foot wide travel lane plus additional width for shoulders and drainage ditches, and that the private road standard and specifications would need to be confirmed. Mr. Bonesteel also asked whether a letter had been obtained from the State Historic Preservation Office regarding the potential historic site as noted on the Environmental Assessment Form. Mr. Michael stated that he had not yet received a letter from SHPO, but would follow up with that office. It was noted that the cemetery on the project site had been reviewed by the Town Historian. Chairman Oster

noted that a public hearing was required for this major subdivision, and asked the Planning Board members and Mr. Bonesteel whether the application materials were complete at this point for purposes of scheduling the public hearing. All Board members concurred, as did Mr. Bonesteel, that the application materials were complete for the purpose of scheduling the public hearing. The Planning Board scheduled a public hearing on this major subdivision application for the May 16 meeting to commence at 7:00pm. Mr. Michael was advised to follow up with the State Historic Preservation Office in an effort to obtain the letter prior to the public hearing.

The second item of business on the agenda was the minor subdivision application submitted by Liz Reynolds for property located on Bulson Road and Tambul Lane. Brian Holbriiter, LLS, was present for the applicant. Mr. Holbriiter stated that he was representing the applicant, Elizabeth Reynolds, and reviewed the proposed lots, which range in size from approximately 2.5 acres to approximately 53.7 acres. Mr. Holbriiter reviewed that one of the proposed lots would contain the existing home of Mrs. Reynolds, and that the parcel would also include an area across Bulson Road on which an existing barn was located, and also an area across Tambul Lane. Mr. Holbriiter then reviewed the three proposed new building lots, which are 2.54 acres, 9.74 acres, and 53.67 acres. Mr. Holbriiter confirmed that the proposal was for a non-realty subdivision. The Planning Board inquired whether the three new proposed building lots would require proposed driveway locations. Mr. Bonesteel stated that in this case, the grades are less than 10% for the proposed driveways, and sight distances do not appear to be an issue, and that having proposed driveway locations shown on the subdivision plat is not required for this application. Chairman Oster inquired whether the Planning Board members or Mr. Bonesteel had any further questions or comments. Mr. Bonesteel noted that he had no comments on the plat or other application materials, and thought that the application was complete for purposes of scheduling the public

hearing. The Planning Board members concurred. This minor subdivision application is scheduled for public hearing for the May 16 meeting to commence at 7:15pm.

The third item of business on the agenda was the minor subdivision application submitted by Louis Morizio for property located on Liberty Road. The applicant, Louis Morizio, was present, together with Mark Danskin, Land Surveyor. Mr. Danskin explained that this property, totaling 17.3 acres, was previously approved for a 7-lot subdivision with a new subdivision road in 1998, but that the subdivision approval had expired due to the fact that the approved subdivision plat had not been filed in the Rensselaer County Clerk's Office. Mr. Danskin explained that the current proposal was for a total of four lots, with no new public subdivision road being proposed, with each of the lots having driveway access directly onto Liberty Road. Mr. Danskin explained that proposed lots 1, 2, and 3 were the same configuration as were proposed and shown on the subdivision plat approved in 1998, and that prior lots 4, 5, 6, and 7 as shown on the 1998 subdivision plat were now combined into one large lot in the current minor subdivision proposal. Mr. Danskin reviewed the proposed four driveway locations directly onto Liberty Road. Mr. Danskin concluded by stating the application form had been completed, subdivision plat submitted, and environmental assessment form submitted, and the application fee paid. Member Stancliffe had a question concerning the road frontage for the large lot, which is now in the nature of a flag lot. Mr. Danskin stated that the location of the driveways for both the large lot and lot 2 were within the prior 60-foot road right of way from the 1998 subdivision plat, and that that 60-foot width was now utilized for two driveways for two subdivision lots. Mr. Bonesteel asked whether there were any wetlands on the project site. Mr. Danskin stated that no wetlands were identified during the application preparation. Mr. Bonesteel inquired about the total proposed disturbance on the project. Mr. Danskin explained that he had calculated the total disturbed areas

for the driveways and the building envelopes around the proposed homes, and there was .91-acre of total disturbance proposed. Mr. Danskin confirmed that there were no other items of infrastructure, no roads, and no public water or sewer that would result in additional disturbed areas. Mr. Danskin did state that the applicant would be going to the Rensselaer County Health Department for water and septic review and approval. Mr. Bonesteel inquired whether there was an engineering report for the water and septic plan from the 1998 subdivision proposal, and also whether there was a stormwater plan in connection with the 1998 proposal. Mr. Danskin and Mr. Morizio did say that there were engineering reports and stormwater plans with the prior 1998 proposal, and Mr. Bonesteel requested a copy of those be submitted to him. Member Tarbox raised the issue of the necessary driveway width for the driveway to the large lot, given that it looks like the driveway is in excess of 150 feet in length. Mr. Danskin confirmed that he will need to have that driveway comply with the Town private road standards, and will confirm the required specifications. Chairman Oster asked why an additional strip had been added to proposed lot 2 for a driveway, rather than having the driveway proceed directly onto Liberty Road from within the buildable lot area. Mr. Danskin stated that he needed to meet certain sight distance requirements for a bend in Liberty Road with regard to the driveway for lot 2. Member Stancliffe asked whether a waiver would be required for the lot width for the large lot (lot 4). Mr. Danskin discussed the lot width issue in terms of calculation of width for flag lots under the Brunswick Zoning Law. Mr. Bonesteel stated that the current project may require the preparation of an erosion and sediment control plan, but would not require a full stormwater pollution prevention plan. Mr. Morizio questioned why a new stormwater plan would be required, since one had been prepared in 1998. Mr. Bonesteel stated that the stormwater regulations had changed since 1998, and again repeated that a full stormwater pollution prevention plan was not required, but that an erosion and sediment

control plan would be required. Following further discussion, Mr. Danskin stated that he would add sight distance measurements for the driveways for all of the proposed lots, and that this information will be added to the subdivision plat. This matter is placed on the May 2 agenda for further discussion.

One item of new business was discussed.

A concept sketch plan was presented by Farrell Homes Inc., by Charles Farrell and Brian Holbriiter, LLS. Mr. Holbriiter explained that Farrell Homes Inc. was interested in a piece of property located on the corner of NYS Route 7 and Carrolls Grove Road for the purpose of moving the modular home display and offices from its current Grafton location to the Town of Brunswick. Mr. Holbriiter reviewed a preliminary sketch plan, showing a proposed entrance to this lot off of Route 7 and also a second entrance directly off Carrolls Grove Road. Mr. Holbriiter explained that the proposal was to have up to five model modular homes with landscaping set up in a courtyard-type layout, with office space and parking provided. Mr. Farrell explained that he was looking to have model homes on the property for customers to review, to be laid out in a courtyard-type setting with walkways and landscaping. Mr. Farrell explained that the model homes are placed on temporary foundations, and should be considered similar to inventory, in that some of the model homes could themselves be purchased by customers and removed from the site to be replaced by an additional model home. The proposal would also include a separate area for office space, with up to four units included in the office space. Mr. Farrell explained that his intent was to move his modular home business into the Town of Brunswick, and felt that this location would work. The Planning Board confirmed that this lot did not require subdivision from a larger parcel, and Mr. Holbriiter explained that this was already a separate area, and actually constituted two adjacent lots that would be used for the commercial proposal. The Board asked about the size of

the proposed office space. Mr. Farrell explained that there would be four units total, which he would use for his office and related business, and may have up to one unit for rental use, and that each unit would be approximately 1,500–1,600 square feet. It is noted that the location of the proposed model home display area is approximately 120 feet off Route 7. Chairman Oster did note that the layout of the model home area would need to be reviewed by the fire department for adequate emergency access. Mr. Farrell did explain that the model homes are really in the nature of inventory, and have no power or other utilities connected to the model homes. The Board also generally discussed the type of temporary foundation, and how the model homes were placed on the site. Chairman Oster noted that this was merely presented as a concept sketch plan for purposes of seeing if the Planning Board members had any significant issues or concerns. The Planning Board members did not raise any significant concerns regarding the concept proposal. Mr. Farrell invited the Planning Board members to visit his Grafton location, which would give the Board a better understanding of how the model homes are laid out and the operations at his office area. Member Henderson did note that the speed on Route 7 could be a concern near the entrance off Route 7, and that issue was generally discussed, including the fact that the speed on Route 7 was a factor for all the businesses located on Route 7 in that general location. Following this general discussion, Mr. Farrell indicated that he would continue to work out certain issues on the property acquisition and that he and Mr. Holbritter would be working on a further submittal to the Town.

The Building Department distributed copies of the Brunswick Acres Planned Development District map and correspondence. Attorney Gilchrist stated that the Brunswick Acres Planned Development District is currently pending before the Brunswick Town Board, and that the matter was referred by the Brunswick Town Board to the Planning Board for review and recommendation on this proposal. Attorney Gilchrist stated that he would be sending out a formal referral letter,

and wanted to confirm with the Building Department that a complete copy of the application materials submitted by the applicant for this Planned Development District be provided to the Planning Board members so that they may fully review the proposal and prepare the Board's recommendation. The Planning Board placed this matter on the May 2 agenda for discussion.

The index for the April 18, 2019 meeting is as follows:

1. Irwin - Major subdivision - 5/16/2019 (public hearing to commence at 7:00pm);
2. Reynolds - Minor subdivision - 5/16/2019 (public hearing to commence at 7:15pm);
3. Morizio - Minor subdivision - 5/2/2019;
4. Farrell Homes, Inc. - Concept sketch site plan - Adjourned pending submission of full application.

The proposed agenda for the meeting to be held May 2, 2019 currently is as follows:

1. Morizio - Minor subdivision;
2. Brunswick Aces Planned Development District - Review and recommendation;