

**TOWN OF BRUNSWICK
PUBLIC HEARING
JULY 11, 2019, 6:30 P.M.
TOWN HALL**

Board Members Present: Supervisor Herrington, Councilman Christian, Councilman Sullivan and Councilman Casale.

Board Members Absent: Councilman Balistreri.

Also Present: Town Clerk, William J. Lewis.

Supervisor Herrington called the meeting to order at 6:30 p.m. and instructed the Town Clerk to read the Notice of Public Hearing. The notice had been published in The Record and posted at Town Hall and on the Town website. The hearing was for the purpose of accepting public comment on the application filed by Brunswick Road Development, LLC for a Planned Development District, seeking approval for the rezoning of approximately 44 acres of vacant land located off NYS Route 2 (Brunswick Road) in proximity to Heather Ridge Road, to allow for 26 residential lots with a proposed public road. The property is currently zoned R-40. The application is submitted pursuant to Article 12 of the Zoning Law of the Town of Brunswick for a Planned Development District.

Mr. Andrew Gilchrist, attorney for the Town Planning and Zoning Boards, updated everyone on where the project stood procedurally to this point.

Dominick Arico of C.T. Male, representing Brunswick Road Development, LLC, gave a presentation of the Planned Development District they are proposing. Located off Brunswick Road (NY 2) between Brunswick Hills and Heather Ridge developments, it would consist of 26 residential building lots on a cul-de-sac, each with individual septic systems and supplied by Town water connections completing a loop from Heather Ridge Rd., through the development, to Riccardi Ln.

Supervisor Herrington opened the public hearing.

VISITORS WHO WISH TO SPEAK:

Steve Angle, 56 East Road, wanted to know if an existing 30' right of way into Brunswick Hills, between his and his neighbor's properties would be left alone; why a PDD is being considered between two R-40 zones; could businesses potentially move in to the development in the future; there should not be a secondary road considered into either Brunswick Hills or the Heather ridge developments; this should never connect to Route 7 via Riccardi Lane; needs more of an explanation about the rear area lot restrictions. Mark Mainello, 11 Heather Ridge Road, agreed with the previous comments; understood there was a zoning limit on homes on cul de sac and this was well over the maximum; how would enforcement of buffer zones on lots be handled; steps should be taken so the stream running through the property would not be adversely impacted; concerned about traffic including sight lines from entrance onto Route 2. John Mainello, 6 Heather Ridge Road, was concerned with the width of lots; it looked like the driveways were almost on top of the septic leach fields; had the fire departments been consulted about project; are the home to constructed by contractor or by the individual purchasers of the lots.

Jennifer Harkin, 9 Heather Ridge Road, asked if the conservation areas will be addressed in the deeds; about the size and quality of homes; that the number of lots was excessive; has there or will there be a study for impact on the local school (#18); the impact of water connection construction to their neighborhood; water retention area could overflow onto Route 2; Jim Tkacik, 387 Brunswick Road, felt this was an inappropriate use of a PDD; was not compatible for the area; soil boring should be completed before anything goes forward. Renee Patti, 10 Heather Ridge Road, was concerned with retention pond maintenance and safety; was the road wide enough for buses to turn at the end; bad sight line with speeding traffic; too many homes in a small area. Peter Patti, 10 Heather Ridge Road, noted this was the only passing area on route 2 which should be eliminated.

Councilman Sullivan made a motion to close the public hearing and allow a 20 day a written comment period be added to this public hearing to allow for further comments. The motion was seconded by Councilman Christian. Unanimously approved.

ADJOURNMENT:

Councilman Christian made a motion to adjourn, which was seconded by Councilman Sullivan. Unanimously approved. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

William J. Lewis
Town Clerk