

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 19, 2023

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

ABSENT was 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 sign board and Town website.

The draft minutes of the January 5, 2023 regular meeting were reviewed. It was noted that on page 2, at lines 14, 15, and 16, the term “bathrooms” is to be replaced with the term “bedrooms”. Upon motion of Chairman Oster, seconded by Member Stancliffe, the draft minutes of the January 5, 2023 regular meeting were unanimously approved subject to the noted correction.

The first item of business on the agenda was the minor subdivision application submitted by Vincent Santoro for property located at 182 Bald Mountain Road. The applicant seeks minor subdivision approval to subdivide approximately five (5) acres from a 98.68-acre parcel to create a new building lot. Peter Cucchi was present for the applicant. Mr. Cucchi generally reviewed the proposal, and indicated that an updated minor subdivision plat had been submitted showing contours and which was now stamped by the surveyor. Chairman Oster stated that this matter had originally been submitted to the Planning Board as a waiver of subdivision application, but given

the number of prior subdivision waivers which have been granted in connection with this property, the Planning Board required the submission of a minor subdivision application. Chairman Oster confirmed that the minor subdivision application had been filed, and that the applicant has now submitted the plat showing contours. Chairman Oster asked Mr. Bonesteel to review the most recent subdivision plat. Mr. Bonesteel stated that the Town's regulations for minor subdivisions do require information on significant features within the area of the property to be subdivided and within 200 feet thereof, and that topographic contours must also be indicated at intervals of not more than 10 feet. Mr. Bonesteel stated that additional topographic contours should be added to the plat so that projected runoff from this developed building lot can be properly assessed. Mr. Bonesteel wanted to confirm that a building permit had been issued for the construction of a house on the entire 99-acre lot, and that house construction has started. Mr. Cucchi confirmed this. Mr. Bonesteel stated that the applicant is now seeking to divide off a 5-acre residential lot with the new house located on it, leaving an approximately 94-acre lot as the remainder area and vacant. Mr. Cucchi confirmed this as well. Mr. Bonesteel repeated that additional contours on the remaining 94-acre area should be added so that the subdivision can be properly reviewed. Member Tarbox stated that it was his recollection that the Planning Board had only required contours to be placed on the new proposed 5-acre lot. Chairman Oster stated that it was his understanding that the area of the new proposed 5-acre building lot is relatively flat. Mr. Santoro stated that it was relatively flat, but that it was on a high point on the entire 99-acre tract. Mr. Bonesteel stated that the Planning Board needs to understand how runoff will be handled from the new building lot and the direction of that stormwater runoff on the balance of the remaining 94-acre tract. Mr. Bonesteel asked whether the remaining 94-acres is primarily wooded. Mr. Cucchi confirmed that it is primarily woods. There was general discussion concerning the need for additional contours on the

minor subdivision plat. The Town's subdivision regulations were reviewed concerning minor subdivision plat requirements and whether the Planning Board has any authority to waive any requirements. Following discussion, it was concluded that additional topographic information, such as USGS topographic lines, should be added to the minor subdivision plat on the remaining 94-acre lot so that runoff from the proposed 5-acre residential lot can be properly assessed. Mr. Bonesteel stated that he would work with the applicant's surveyor, if necessary, concerning the requested additional topographic information. Chairman Oster discussed the requirement for a public hearing on this minor subdivision application. Mr. Bonesteel stated that there was adequate information to open a public hearing, but the additional topographic information should be submitted for Planning Board review prior to any action on the application. Mr. Bonesteel also noted that the plat does need correction in the title block as well as information on the proposed 5-acre lot to remove the term "waiver", since this was now a minor subdivision plat. Mr. Golden stated that he would review Town Building Department files regarding adjacent subdivisions for any additional topographic information. A public hearing on this application is scheduled for February 16, 2023 at 7:00pm.

There was no new business to discuss.

The index for the January 19, 2023 regular meeting is as follows:

1. Santoro – minor subdivision (February 16, 2023).

There are currently no agenda items for the February 2, 2023 meeting.