

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 3, 2019

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

ABSENT was KEVIN MAINELLO.

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.

The draft minutes of the December 6, 2018 meeting were reviewed. It is noted that a typographical error occurs on page 1, with “Russel Oster” being amended to “Russell Oster”. It is also noted that the minutes of the November 15, 2018 meeting are accordingly amended as well. Attorney Gilchrist stated that William Bradley, Brunswick Water Department, had requested that the following addition be made to condition number 3 associated with the approval of the DuJack minor subdivision, noted at page 3 of the December 6 minutes: “The Town of Brunswick Water Department has received the stormwater pollution prevention plan and is reviewing that plan for completeness”. The Planning Board members were agreeable to adding this to condition number 3 as noted. Member Stancliffe made a motion to approve the December 6, 2018 minutes subject to the noted corrections and additions, which motion was seconded by Member Tarbox. The motion was unanimously approved, and the December 6 meeting minutes approved subject to the

corrections and additions noted. Chairman Oster wanted it noted for the record that there was no meeting for December 20, 2018, and therefore there are no meeting minutes for that date.

The first item of business on the agenda was the waiver of subdivision application submitted by Clara Duncan for property located at 38 Duncan Lane. Mark Danskin, Land Surveyor, was present for the applicant. Mr. Danskin handed up new maps, which show the same proposed lot line adjustments but add building ties to the maps as requested by the Town. Mr. Danskin also noted for the record that the required variances had been approved by the Brunswick Zoning Board of Appeals at its meeting held December 17, 2018. Attorney Gilchrist confirmed that the Zoning Board of Appeals had approved area variances for both 32 Duncan Lane and 38 Duncan Lane, necessitated by the proposed lot line adjustments. It is noted for the record that this waiver of subdivision includes three parcels on the waiver map, one parcel owned by Sycaway Creamery, one parcel owned by Keith and Sharon Duncan, and one owned by Mark and Clara Duncan, the applicants. The proposal is to adjust lot lines so that the parcel owned by Mark and Clara Duncan is enlarged through property line adjustments, resulting in the parcel owned by Mark and Clara Duncan being enlarged to 25,000± square feet to come into compliance with the R-25 Zoning District. Chairman Oster noted that the record includes letters consenting and supporting the application from the owners of the other two parcels, Keith and Sharon Duncan and also Sycaway Creamery. Chairman Oster noted for the record that the application is strictly a lot line adjustment to increase the lot size of Mark and Clara Duncan to 25,000 square feet, and that no new construction is being proposed. Member Henderson had a question on the map, and Mr. Danskin explained that the notation being questioned by Member Henderson represented a stockade fence delineating a backyard area. Chairman Oster asked whether there were any further questions or comments. Chairman Oster inquired whether any conditions should be considered in

connection with the application. Attorney Gilchrist and Mr. Bonesteel stated that no conditions are proposed, as no new construction is being proposed and the application merely proposes lot line adjustments, and the Brunswick Zoning Board of Appeals has approved the required area variances for existing structures. Member Tarbox then made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Henderson. The motion was unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Chairman Oster made a motion to approve the waiver of subdivision application for the proposed lot line adjustments, which motion was seconded by Member Stancliffe. The motion was unanimously approved, and the waiver application approved.

There were no new items of business discussed.

Mr. Bonesteel informed the Board that he had discussed the proposed Sharpe Road major subdivision with the applicant engineers, Bergmann Associates, and that it is Mr. Bonesteel's understanding that the application for major subdivision will be filed during the week of January 7, and that the applicant anticipated being on the agenda for the January 17 Planning Board meeting. Attorney Gilchrist and Mr. Bonesteel generally discussed issues associated with the Sharpe Road major subdivision, including the public water supply for the proposed lots. Chairman Oster stated that this application will be tentatively placed on the January 17, 2019 meeting agenda.

Chairman Oster further noted for the record that two Planning Board members will be appointed by the Brunswick Town Board prior to the January 17 meeting, and it is his understanding that these two new members will be in attendance at the January 17 meeting. Chairman Oster noted that the Board should discuss organizational issues at the January 17 meeting as well.

The index for the January 3, 2019 meeting is as follows:

1. Duncan - Waiver of subdivision - Approved.

The proposed agenda for the meeting to be held January 17, 2019 at 7:00pm currently is as follows:

1. Sharpe Road Development, LLC - Major subdivision (tentative).