

**TOWN OF BRUNSWICK
PUBLIC HEARING
NOVEMBER 4, 2021, 6:00 P.M.
TOWN HALL**

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

Board Members Absent: None

Also Present: Town Attorney, Thomas Cioffi and Town Clerk, William J. Lewis.

Supervisor Herrington called the meeting to order at 6:03 p.m. The hearing was for the purpose of accepting public comment on the proposed extension of Sewer District #3.

Town Clerk Lewis read the Notice of Public Hearing. The notice had been published in The Record Newspaper and posted on the Town Hall bulletin board and website.

Planning and Zoning Board Attorney Andrew Gilchrist briefly explained the procedures leading up to this evening's Public Hearing. The developer, Lord Avenue Properties, LLC, has received site plan approval for construction of a Hannaford Supermarket at the intersection of Lord Avenue and Hoosick Road. Part of the project is to connect to the public sewer system to service this commercial building. The project site is not within Sewer District #3 and the proposed extension would be designated as District #3B, servicing that specific site. A proposal (petition) was filed by the project sponsor which was reviewed by the Town Board at the October meeting, where it was accepted and the Public Hearing Scheduled.

Bill Bradley, Superintendent of Water, explained what is proposed and where the connection will be made. The proposal is to install a grinder pump system on the Hannaford site, servicing only the new site, which will discharge into a 2" pipe running along their entrance road to Lord Avenue, then along the right of way on Lord Avenue, connecting to the existing main at the intersection of Hoosick Road.

Supervisor Herrington opened the meeting for public comment.

VISITORS WHO WISH TO SPEAK:

Jim Tkacik, 387 Brunswick Road. Mr. Tkacik asked what the sewer situation was for residents along Lord Ave. It appears they would not be able to tie in to the system, and he wondered if they were ever surveyed about their feelings/desire to do so. Is this designed so future expansion would be possible or was this even taken into consideration during planning? When asking for special districts for sewer or water, developers should be inclusive of the bordering neighbors. Also, if this extension were to be available to Lord Ave. residents, does it have the capacity without having to basically start over? Mr. Bradley, Superintendent of Water, explained that connecting residents, there are many issues to consider. One of them is the fact that the City of Troy accepts the flow and any increase, commercial, residential, current or planned for the future, requires a flow estimate and a corresponding separation project approved by Troy and Rensselaer County. The cost can be quite substantial. The applicant, Lord Avenue Properties, has committed to a separation

project with the city and county, at their expense, which addresses the increased flow from the market. If there is future development of the remaining parcel, gravity sewage system is possible, which potentially could include the residents on Lord Ave. One more option is to have the developer install a stub in the section along the right of way for future connection. The problem here would be, due to water and gas distance separation requirements, a line to service the residents would literally have to be in the middle of Lord Ave. These options were all considered however, at this point in time they are not economically feasible.

Margaret Ferguson, 26 Lord Avenue. Ms. Ferguson, while grudgingly accepting the fact the area across from her home is being developed, also believes connections to the municipal sewer should be available, especially since the residents are losing some quality of life and peace and quiet. She would be interested if connecting was available/.

Jim Tkacik, 387 Brunswick Road, asked if there were easements in place on the Hannaford property for future expansion. Mr. Bradley noted there is an easement description on the drawings, but at this time the Town is not taking this over as it services just the one entity. This does address the issue of future development in the fact it is permanently in place if needed. Mr. Tkacik also thought that the connecting stub mentioned before should definitely be installed.

Kathy Betzinger, 1 Valley View Drive, asked about the consequences of a power outage disabling the pumps at the site; if the water needed to be extended; what effect would the store have on water supply, citing the loss of water for some residents during a recent fire. Mr. Bradley replied emergency generation for the system is included in the plans; the water district already exists that will service the store. Board members indicated the discussion was getting off point as this was a public hearing for the sewer extension not water issues. Ms. Betzinger thought this type of infrastructure development was addressed in the Town's Comprehensive Plan, or if not, should have been. We are still developing piecemeal instead of having a long term plan for these business districts.

Supervisor Herrington asked for a motion to close the Public Hearing. Motion was made by Councilman Christian and seconded by Councilman Balistreri. Unanimously approved. The Public Hearing closed at 6:35 p.m.

Respectfully submitted,

William J. Lewis
Town Clerk