

**TOWN OF BRUNSWICK
SPECIAL MEETING
FEBRUARY 25, 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 Special Meeting to order at 6:00 p.m. and asked the Town Clerk to read the Notice of Public Hearing. The Notice of Special Meeting had been posted on the Town website, the Town bulletin board and forward to The Record newspaper, For the Record. Additionally, all members of the Town Board had been notified, and had confirmed notification. The purpose of the Special Meeting was to review a proposal by David Leon to improve a Town-owned paper street, identified as Ferdinand Avenue, as part of a commercial site plan application pending before Town of Brunswick Planning Board concerning property located at 660-666 Hoosick Road.

Mr. Andrew Gilchrist, Planning Board and Zoning Board Attorney, gave a history of the area, how the roads were originally planned and their dedication to the Town for public use. At the turn of last century it was common for a person to own vast tracts of land one of which included the center Sycaway area and east, including the area under discussion. It was common for the owners to map out a street system and file it with the County. Such was the case here. In 1953 the owner of record deeded these paper roads to Town. The record of the July 8, 1953 Resolution was located which accepted the streets for the benefit of and use by the public, and directed the deeds be filed with the County. Some of these roads have been improved and some not. Ferdinand Avenue along with all the others in the immediate area are listed in deed and resolution.

Supervisor Herrington offered that a Resolution concerning the road improvement and the restrictions attached to its construction has been drafted and is before the Board for consideration. He asked Attorney Cioffi to read the entire resolution into the record. After the reading, although this was not a public hearing, Mr. Herrington invited anyone present to speak.

Robert Panaci, attorney with Young, Summer, representing Mr. Leon for this project, cleared up a few items. The plans are revised to remove the utilities from the road improvement, capping them at the project site. Storm water will still need to be addressed and should be minimal, possibly including a retention pond.

Betty Fucci, 36 Killoch Avenue thought that Ferdinand Avenue didn't curve to Hoosick Road and it looked like we were creating a road. Mr. Panaci noted it goes straight to intersect with project property which then connects to Hoosick Road. She also had heard that DOT denied requiring a connector road and she would like to find out because if not, they still don't want it. Attorney Gilchrist advised that there was correspondence with the DOT, and the Leon project seen individually would require connector roads. However, if a project being proposed on the North side of Hoosick Road is built and included with the DOT

determinations, the two projects together could warrant a traffic light without connector roads being required. The second project is just speculation at this time, so going forward on the current project cannot be tied to it. Jamie Easton, formerly of MJ Engineering, who was working on the Leon project from the beginning, said that certainly if the other project were to go forward and the road requirement was made unnecessary, it would be in the interest of the developer not to have the expense of developing the road. This would most likely be one of the last items to be addressed and if not needed, wouldn't be built.

Fred Ring, 31 Woodward Avenue, expressed his concern about the previously proposed apartment complex behind the project. Supervisor Herrington assured him there were no plans for such a project in the works.

Councilman Cipperly asked if all these paper roads dead ended at the Leon property or if some crossed Hillcrest avenue? He was informed none went through though there were some on the Western side of Hillcrest Avenue.

Councilman Balistreri thanked Mr. Gilchrist and everyone involved for the extensive research into these roads. The information was very valuable in helping the Board through its discussions.

RESOLUTION:

Resolution No. 33 Resolution Concerning Proposal to Improve Town Owned Paper Street as Part of Commercial Site Plan. The foregoing Resolution, offered by Councilman Christian and seconded by Supervisor Herrington, was duly put to a roll call vote as follows:

Councilman Christian, Voting Aye; Councilman Sullivan, Voting Aye; Councilman Balistreri, Voting Aye; Councilman Cipperly, Voting Nay; Supervisor Herrington, Voting Aye. The foregoing Resolution was thereupon declared duly adopted.

ADJOURNMENT:

Councilman Christian made a motion to adjourn the meeting, seconded by Councilman Balistreri. Approved. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

William J. Lewis
Town Clerk