

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

**MINUTES OF THE PLANNING BOARD MEETING HELD January 17, 2013**

PRESENT were RUSSELL OSTER, CHAIRMAN, MICHAEL CZORNJY, FRANK ESSER, GORDON CHRISTIAN, KEVIN MAINELLO, DAVID TARBOX and VINCE WETMILLER.

ALSO PRESENT were JOHN KREIGER, Code Enforcement Officer, and MARK KESTNER, Consulting Engineer to the Planning Board.

Chairman Oster noted that there were no formal agenda items for the January 17, 2013 meeting. Chairman Oster did note that the meeting will constitute a regular business meeting of the Planning Board, and that the Planning Board will discuss an overview presented by Kestner Engineering on regulatory review issues pertinent to the Planning Board.

The draft minutes of the January 3, 2013 meeting were reviewed. Upon motion of Member Wetmiller, seconded by Member Christian, the draft minutes of the January 3, 2013 meeting were unanimously approved without amendment.

One item of new business has been received by the Planning Board.

A waiver of subdivision application has been submitted by Darrell and Katherine Enfield, 88 Bleakley Avenue. Katherine Enfield was present. The Enfields currently own a parcel totaling 2.27 acres, and are seeking to divide off a 1± acre parcel. A sketch plan showing the proposed lot line was submitted and reviewed by the Planning Board. Mr. Kreiger confirmed that the property is located in the R-15 Zoning District, and that a proposed 1± acre lot will need to meet lot size requirements. The Planning Board members generally reviewed the proposed lot

location, and requested more information concerning proposed well and septic location on the proposed lot, and also well and septic location information on the existing lot. The Planning Board also requested information concerning slope, and whether the new proposed building lot had any limitations concerning slope. The Planning Board members discussed with the Applicant the need to obtain separate approval from the Rensselaer County Health Department for well and septic, and that any action by the Planning Board on this waiver application would be subject to approval by the Rensselaer County Health Department. The Planning Board members also reviewed the road system in this area off Plank Road, noting that the proposed lot would have access fronting on Knowlton Avenue. Knowlton Avenue, as well as Weaver Avenue, are dead end streets which connect to Bleakley Avenue. Bleakley Avenue is also a dead end street having a single access point onto Plank Road. The Planning Board stated that research will need to be done as to the applicability of the Town's limitation of 12 lots on a cul-de-sac or dead end street to this particular application. This research will be completed prior to the February 7, 2013 meeting. Finally, Chairman Oster reviewed with the Applicant the consultant review fees that may be incurred in connection with the application. This matter has been placed on the February 7, 2013 agenda for further discussion.

Mr. Kreiger noted that there were no other items of new business.

Thereupon, the Planning Board discussed regulatory review issues pertinent to the applications routinely reviewed by the Planning Board. In this regard, Kestner Engineering presented a discussion concerning regulatory issues associated with potable water, sanitary sewer, stormwater, transportation, site access, and environmental impact review. Both Mark Kestner, P.E. and Lindsay Kestner, P.E. presented this information to the Planning Board. Other topics discussed were the overlap of these regulatory programs, and potential areas of conflict

between regulatory programs; common regulatory agencies involved in project review, including potential overlapping of regulation and agency review; the role of the municipal review engineer; and options for the Planning Board to consider in terms of improving project review, including pre-screening of applications, updated application forms and checklists, and improvements to the Town website for these purposes.

The index for the January 17, 2013 meeting is as follows:

1. Enfield – waiver of subdivision – 2/7/13;
2. Presentation of regulatory review criteria and procedure.

The proposed agenda for the February 7, 2013 meeting currently is as follows:

1. Enfield – waiver of subdivision.
2. Farrell Homes, Inc. – Doubleday Estates major subdivision final plat (tentative).
3. Farrell Homes, Inc. – Welch Farm minor subdivision (tentative).