

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 3, 2016

PRESENT were RUSSELL OSTER, CHAIRMAN, MICHAEL CZORNYJ, FRANK ESSER, KEVIN MAINELLO, DAVID TARBOX, TIMOTHY CASEY, and VINCE WETMILLER.

ALSO PRESENT were WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board, and KAREN GUASTELLA, Brunswick Building Department.

Chairman Oster reviewed the agenda for the March 3 meeting.

The draft minutes of the February 18, 2016 meeting were reviewed. Following discussion, Member Czornyj made a motion to approve the February 18, 2016 meeting minutes, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and the February 18, 2016 minutes were approved without amendment.

The first item of business on the agenda was the major subdivision application submitted by Reiser Builders Inc. for property located on NY Route 351 at Plante Lane and Penny Royal Lane. Henry Reiser of Reiser Builders Inc. was present. Mr. Reiser handed up an updated sketch plan map, and reviewed with the Planning Board members some changes that had been made to the sketch plan. Mr. Reiser stated that both Plante Lane and Penny Royal Lane are user roads, and that a map note had been added to the sketch plan map indicating that the new subdivided lot lines would extend to the center line of both Penny Royal Lane and Plante Lane; that the subdivided lots previously identified as being 5.0 +/- acres have been adjusted so that a total of four lots are under 5 acres, and a total of eight lots (now including the remainder lot) are all in excess of 5 acres; that the existing

home on the property, which the previous sketch plan map had shown on a separate residential lot with the remaining land being in a separate large lot, has now been combined with the remaining land so that the existing house is located on 1 large remainder parcel, resulting in 11 new residential lots plus the existing home on a large remainder lot. Mr. Reiser inquired as to responses on the SEQRA lead agency coordination notice, and whether the Planning Board could declare itself lead agency at this meeting. Attorney Gilchrist stated that the SEQRA lead agency coordination notice had been sent out on February 8, and that responses had not yet been received, and the thirty days for responses has not yet elapsed, and therefore the Planning Board could not declare itself lead agency at this meeting. Mr. Reiser also requested that the Planning Board move forward and schedule the public hearing on the major subdivision. The Planning Board reviewed the major subdivision plat requirements in the Brunswick subdivision regulations with Mr. Reiser, noting that a public hearing cannot be scheduled until the application meets the major subdivision plat submittal requirements. Chairman Oster asked whether the plat note showing that the residential lot lines would extend to the center line of Plante Lane and Penny Royal Lane was adequate, or does the plat need to show the actual lot line to the centerline of the road. Attorney Gilchrist stated that the map note was adequate, giving adequate notice to lot owners that the lot extended to the centerline of the user roads. Attorney Gilchrist did state that the specific metes and bounds description for each residential lot will need to describe the lot line going to the centerline of the relevant user road. The Planning Board members had a question concerning the applicability of the non-realty subdivision rules, which was reviewed by attorney Gilchrist. Member Czornyj asked about the existing lots on Penny Royal Lane, which was discussed by Mr. Reiser and the Planning Board members. Member Tarbox said that he would like to see proposed driveway locations for each new residential lot. Mr. Reiser asked whether this was needed on the non-realty subdivision. The Planning Board members then again reviewed the

major subdivision plat application requirements with Mr. Reiser, highlighting the need for addition of elevation contours on the subdivision plat to ensure that each proposed residential lot was a buildable lot. Chairman Oster stated that he would like to see a proposed driveway location to ensure that a driveway meeting elevation requirements could be built on each of these lots, even though the final location of the driveway may be subject to change upon sale of the residential lot and home construction. Member Casey asked whether an Agricultural Data Statement was required. Mr. Reiser was directed to coordinate with the Brunswick Building Department to determine applicability of the need for an Agricultural Data Statement, and if one is needed, Mr. Reiser is directed to complete the Agricultural Data Statement in connection with the application. The Planning Board also stated that the addition of the topographic contours needed to be included for each proposed new residential lot, but that topo would not be required on the large remainder lot. The Planning Board also requested that the width of the user roads, Plante Lane and Penny Royal Lane, be added to the subdivision plat. This matter is placed on the March 17 agenda for further discussion.

There were no items of new business.

The index for the March 3, 2016 meeting is as follows:

1. Reiser Builders Inc. - Major Subdivision - 3/17/2016.

The proposed agenda for the March 17, 2016 meeting currently is as follows:

1. Reiser Builders Inc. - Major Subdivision.