

**TOWN OF BRUNSWICK  
PUBLIC HEARING  
JANUARY 27, 2011, 6:00 P.M.  
TOWN HALL**

**Board Members Present:** Supervisor Herrington, Councilman Poletto, Councilman Salvi, Councilman Casale and Councilman Sullivan.

**Board Members Absent:** None.

**Also Present:** Town Attorney, Thomas Cioffi, and Town Clerk, Susan Quest-Sherman.

The Supervisor opened the Public Hearing at 6:10 p.m. and instructed the Town Clerk to read the notice of Public Hearing which was published in the Troy Record on January 12 and placed on the Town Sign Board and on the website.

All joined in with the salute to the flag.

Mr. Gilchrist gave an overview of the PDD process with this project so far. The application has been deemed complete for purposes of Public Hearing. The Public Hearing is to receive public comments on the application and the project itself. There were some issues with wetlands that needed to be address.

Mr. Doyle, attorney representing the applicant gave an overview of the project and history of the properties. The applicant proposes to have 10 single family home lots on 15 acres. The lots are all over 1 acre and will be serviced with well and septic. That portion of the project is presently zoned A40. Wetlands have been identified by Army Corps and DEC and most will be preserved and protected. Five acres will be donated to Little League. The Commercial area will hopefully contain a 6,000 sq ft. Restaurant. They also propose to construct an Office/Retail space. If the PDD is approved the applicant will still need to go before the Planning Board for site plan approval.

Supervisor Herrington opened the Hearing for visitors who wish to speak.

**VISITORS WHO WISH TO SPEAK:**

Ms. Cindy Robinson, Betts Rd., spoke against the project. She feels she will be incarcerated in her own home because the project is within 50 feet from her bedroom window. She is concerned with the quality of her well, security, noise, privacy, odors, litter and chemicals from cars. She will be surrounded by light. She will not be able to star gaze from her home. She believes that this project will decrease of value of her home.

Mr. William Joyce, Wyman Lane, is an adjacent land owner and is concerned that new owners will not respect landowner rights. He is also concerned with the exploitation of the current wetlands. He is concerned with run off affecting the wetland. The wetland look out is on private property.

Mr. Jim Sleicher, Brunswick Rd., would like the developer to put in water and sewer lines now. He suggested that the developer offer a land swap to Ms. Robinson.

Mr. Norman Fivel, Wilrose Lane, thinks the Restaurant on Rt. 7, the residential homes, and the expansion of the Little League Field are a good but has a problem with an 18,000 square foot commercial building. The Land is zoned Agricultural, and Residential. Residents have relied on the current zoning when they purchased adjacent properties. This use of a PDD is ad hoc or spot zoning. He is concern with run off affecting the wetlands. There will be a traffic impact as Betts Road doesn't have an outlet. Traffic will be affected by the addition of the Hudson Hills project with its 250 units and the addition of the proposed ball field. He doesn't want to see the commercial zone expanded.

Councilman Poletto asked what was not in the present commercial zone.

Mr. Doyle explained that the Restaurant is completely in the Commercial Zone, the Commercial Building would be in both the Commercial Zone and the Agricultural Zone.

Councilman Poletto would like the developer to look at bringing water through the Little League area. This would allow the lines to be looped later.

Mr. Mike Ryan, Wilrose Lane, doesn't have a problem with the Residential aspect but would like the developer to look at a different access to afford Ms. Robinson more privacy. He questions whether a traffic light would be needed and if the Road could be linked to Brunswick Drive.

Mr. Kestner explained that Brunswick Drive is a private road.

Mr. Ryan asked about the access to the Restaurant and hours of operation and whether they would serve alcohol.

Mr. Ian Baumes, Betts Rd., thought that there were going to be 7 houses. He is concerned with traffic and the width of the Road. He asked if a turn lane was proposed. This would lead to traffic tie ups. He also asked about the driveway entrances.

Mr. Frank Renasiewicz, Betts Rd., disagrees with the project. He doesn't have a problem with the houses. He is concerned with how the project will affect Ms. Robinson and the traffic that is presently on Betts Rd. Motorcycles are test driving on Betts Road and speeding. Hudson Hills project will further affect the traffic situation.

Supervisor will look into the motorcycle issue.

Ms. Cindy Robinson, doesn't want a mini mall in her back yard. She doesn't see the need for additional commercial space when there are vacant buildings in Town.

Mr. Lance Maxon, President of Brunswick Little League thanked the Town for its support. They are looking forward to the expansion of the League Fields.

**ADJOURNMENT:**

Councilman Poletto made a motion to adjourn the Public and allow an additional 10 days for written comments, seconded by Councilman Casale. Approved. The hearing adjourned at 7:20 p.m.

Respectfully submitted,

Susan Quest-Sherman  
Town Clerk

Note: An audio compact disc of this meeting is available in the Town Clerk's Office.