

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

MINUTES OF THE PLANNING BOARD MEETING HELD February 19, 2015,

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

ABSENT were MICHAEL CZORNYJ and FRANK ESSER.

ALSO PRESENT was DAN BRUNS, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the meeting agenda as posted on the Town website and on the Town sign board.

The draft minutes of the February 5, 2015 meeting were reviewed. Upon motion of Member Mainello, seconded by Member Wetmiller, the minutes of the February 5, 2015 meeting were unanimously approved without amendment.

The first item of business on the agenda was the waiver of subdivision application submitted by Charles and Jean Rehbun for subdivision of property located at 68 Norman Lane. Jean Rehbun was present on the application. Chairman Oster confirmed that a revised subdivision waiver map had been submitted now depicting a flag lot for 68 Norman Lane, thus providing for the required 15 foot of frontage on a public road. Chairman Oster also noted that the metes and bounds description for the lot was also submitted to the Planning Board. Chairman Oster confirmed with Mr. Bruns that all building code compliance issues will be followed up by the Building Department and the applicants. Attorney Gilchrist noted for the record that while the metes and bounds description had been submitted by the applicant and is part of the Planning Board file, the

Planning Board has not reviewed the metes and bounds description for accuracy and is not acting in any way to confirm the accuracy of the metes and bounds description. Attorney Gilchrist stated that the Planning Board should limit the review to the proposed subdivision map. Member Wetmiller stated that the metes and bounds description provided by the applicant did make reference to a number of easements. Attorney Gilchrist stated that the property description includes easements that are already of record, having been identified by the book and page number from the Rensselaer County Clerk's Office, but again reiterated that the Planning Board should rely on the subdivision map in consideration of the application. Chairman Oster asked the Planning Board members whether they had any further questions concerning the application. Hearing none, Member Tarbox made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Casey. The motion was unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Member Mainello made a motion to approve the waiver of subdivision map subject to the condition that the applicant must coordinate with the Brunswick Building Department on building code compliance matters and Rensselaer County Health Department compliance matters for existing structures on the lot and existing water and septic facilities. Member Casey seconded the motion subject to the stated condition. The motion was unanimously approved, and the Rehun waiver of subdivision application was approved subject to the stated condition.

Mr. Bruns reported that there were no new items of business.

The index for the February 19, 2015 meeting is as follows:

1. Rehun/Waiver of Subdivision-approved with condition.

The proposed agenda for the March 5, 2015 meeting currently is as follows:

1. Oakwood Property Management Planned Development District – Site Plan