

**TOWN OF BRUNSWICK  
SPECIAL MEETING  
MARCH 14, 2019, 6:30 p.m.  
TOWN HALL**

**Board Members Present:** Supervisor Herrington, Councilman Christian, Councilman Sullivan and Councilman Balistreri.

**Board Members Absent:** Councilman Casale

**Also Present:** Town Attorney Thomas Cioffi and Town Clerk, William J. Lewis.

Supervisor Herrington called the Special Meeting to order at 6:35 p.m. The Town Clerk stated that 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 conduct a sketch plan conference regarding a Planned Development District being proposed by Brunswick Road Development, LLC, located on the North side Brunswick Road (NY Route 2), West of Heather Ridge Road.

Mr. Dominic Erico of C.T. Male Associates made a presentation to the Board and entertained questions. The proposal encompasses 44 acres with one road servicing 26 single home building lots, the smallest of which would be 30,000 sq. ft. All lots would be individually owned with no common areas or dedicated parklands. While the area is hilly, the road would not exceed a 6% grade at any point. Wastewater would be managed with individual septic systems. Storm water would be directed to a management area at the SE corner of the proposed road and Route 2 and connected to a drain currently in place under Route 2. Water supply would be a connection to a line in the Heather Ridge development, through an easement to the PDD. Councilman Balistreri asked about any buffer distances from wetlands on the site. Mr. Erico advised him that this was an Army Corp of Engineers wetland and that they had contacted DEC and were advised this was not a DEC regulated area and required distances for septic installations will be adhered to.

Ron Laberge of Laberge Group, Consulting Engineer for the Town of Brunswick on this project, submitted a letter drafted after a conceptual review meeting with Water Superintendent William Bradley and Planning Board attorney Andrew Gilchrist. Other than State requirements listed in the letter and some questions that Mr. Erico had covered, Mr. Laberge referred to a few items he felt should be addressed before a decision is made whether to accept the project and refer it to the Planning Board.

- The preference for the water supply line would be to bring it from Heather Ridge all the way to Brunswick Road and make a complete loop by connecting to the water main at Riccardi Lane.
- Include a 30' utility easement from East Road to the site for possible future needs.
- Provide road profiles and perpendicular profiles to help show cut/fill area.
- Provide a preliminary site grading plan and information on material removal or fill.
- Perform soil tests (bore holes recommended) to confirm that septic systems would in fact be possible and, if not, an alternative plan proposed.
- Determine how the storm water retention area would be maintained. One possibility would be for the Town to create a drainage district to generate maintenance revenue.
- Consider extending the divided boulevard at the entrance the length of the roadway.

Councilman Christian noted that divided boulevards are a maintenance problem and issues always arise with homeowners wanting a cut-through to access their property directly instead of travelling the entire road. Councilman Balistreri asked about fire hydrants as there were none depicted on the sketch. Mr. Erico thought there would be three. Supervisor Herrington asked if there were any more questions from the Board. There were none at this time. Attorney Cioffi explained that this meeting is a new Zoning Law requirement that allows the Town Board to decide if the project should move forward or not. Attorney Gilchrist expanded on this, noting that if the Town Board approves it to move forward to the Planning Board, final approval is still required of the Town Board if it referred back with positive reviews from the Planning Board, Rensselaer County and New York State. He also noted that this presentation should have been more than a picture, and that the materials requested need to be received and reviewed by the Town Board before an informed decision can be made.

**ADJOURNMENT:**

Councilman Balistreri made a motion to adjourn the meeting, seconded by Councilman Sullivan. Approved. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

William J. Lewis  
Town Clerk