

Town Board
Town of North Greenbush
2-14-2019
Minutes

Supervisor Desso opened the meeting and asked all to stand for the Pledge of Allegiance.

Roll Call:

Supervisor Desso- present
Councilman Spain- present
Councilwoman Sabo- present
Councilman Bott- present
Councilwoman Hoffman- present

Comments on Agenda items:

Joe Stycyinski - he commented on the north road sewer extension which is for Mr. Miner's subdivision, he is the full-time building coordinator. That it's time for the town to ask him to resign as he can't represent the town and his interests.

Lloyd Miller- commented on flag lots and shared driveways in the area where he lives. In many municipalities they are making laws to deal with these. They are limiting the number of houses that can be on a shared driveway and how many flag lots attached to the driveways.

(Lloyd Miller's comments are attached to these minutes)

Sue Bove- I too am affected by the development that is being discussed. I am concerned about the long driveways and the flag lots. Private roads and share driveways as well as flag lot should be regulated. If the driveways are going to be that long then they need some kind of regulation.

Any Keegan- Discussed long driveways and their construction. Mrs. Keegan was concerned about the length of the driveways and the ability for emergency services to be able to access the houses that are on these driveways. She cited a case of a man just recently he's laying on his driveway and they couldn't get to him. If these driveways are not maintained emergency vehicles are not going to be able to get to the houses.

Andy Mair- some of these driveways are 700, 800, 900 feet long this is a matter of Public Safety. With these long driveways how are they going to be maintained, is there going to have to be agreements made, when it snows who's going to plow, when they need repair who is going to do that.

Charles Smith- commented concerning the ethics board and that they have not rendered an opinion yet on a case that has submitted. He believes that Mr. Miner has a conflict with his duties. They are not doing what they're supposed to be doing.

Don Olszowy- Glenwood Rd- myself and my neighbors met and had a discussion on water and sewer with Mr. Casale and Mr. Miner even though it is not mandated for Mr Casale to put a waterline in, in discussions Mr. Casale verbally said he would put that line in. Could something be put in writing that this will happen? A discussion of the extension of sewer and water to him and his neighbors was discussed and the procedure that needs to be followed.

Councilwoman Sabo asked why during development, why can't the residents just get water and sewer while the developer is putting in water and sewer. Mr. Miner explained that if the neighbors got into the water and sewer extensions of the developer than they would have to pay in equal shares what the developers paying, Therefore the neighbors would be paying a lot more money than if they just did an extension after the developer was done.

Mike Donvito- LAKE Association- discussed the Aquatic weed control for invasive species. He explains at the lake association is now a 5013C and just trying to do everything I can to address these hazards. We can now apply for grants etc. We are grateful for anything the board can do.

There was further discussion about MSJR development and how it has shared driveways that are as long as many roads. When the developers asked why they just don't put in the road their answer is that they can't afford it.

Councilwoman Hoffman asked Mark Lacivita the chairman of the planning board if you wanted to speak on this. Chairman Lacivita commented that the town board needs to do a law that restricts and regulates share driveways and flag lots. The planning board as a whole does not like them especially when there is no regulation to be able to control what happens with them. In this situation the developer did say a road would be too expensive.

Our concerns as is everyone's is safety, the house on the top of the hill catches fire it would be very difficult to fight the fire.

There was a discussion of the driveways and flag lots with everyone in agreement it would be hard to get emergency vehicles to these households if the driveways were not maintained, as in repair and that snow was not removed and if they were not constructed correctly how would you ever get emergency vehicles to them.

Further concern of the driveways were that they would eventually become a Town Road and become a burden to the taxpayers that would have to fix them because it was not done as a town Road to begin with. As example roads that have been taken over in the past few years that we're not town Roads and we're not built to town road specifications and were private roads and driveways. Several private roads and driveways in the past ten to fifteen years are now town roads as the years go by and turnover of residents on these roads they bring to the Town with requests that they need the Town to take them over.

Highway Superintendent Premo commented that we have this with Jordan Pt now, we get constant requests for us to take care of this road but it is a private road. It is not built up to Town specs but once buildings are there and builders are gone they want it taken over.

There was a discussion of the North Road sewer extension, it was asked if the wetlands were identified? Mr. Miner answered yes. Laberge engineering has reviewed everything for the town, as they have since Tom Murley left. There was a discussion about a shared service agreement concerning inspections for Mr. Miner's subdivision since he works in the building department and is a department head. It was discussed that East Greenbush has been contacted and they are waiting for their response. Mr. Miner stated that he welcomes any policy change the board sees fit and that he is certainly willing to hire an inspector of the town's choice to do the inspections.

Amy Keegan- I ask you to please look at this and address it as soon as possible if you had an opportunity to review these plans you would see the shoddy way that this is been done, the driveways and the flag lots.

Gail Nizinkirck- Glenwood Rd- I have been complaining about my garden side of my house being flooded way before this development. What do I get now is down into my driveway and garage, the water is too much for the pipe on Glenwood Road. The water is going down across my driveway into my garage and cellar. It is muddy water. Mr. Miner commented that Laberge engineering came out looked at the existing culvert pipe and deemed that it is severely undersized and that it needs to be replaced.

Councilwoman Hoffman commented, Mrs. Keegan I want you to know I have served on the zoning board years ago and this is the first time that I have heard any of these issues with long driveways and flags lots. I have not heard from planning or zoning that this was an issue I can assure you that we are going to look at this and address it.

Mrs. Keegan commented that she's very impressed with how the planning board has conducted itself and how they're trying to do the best they can with what they have. Lynn Schulteis - Mammoth Springs Road- Our area of Mammoth Springs was designated low density, there was 22 houses proposed between Mammoth Springs and Route 43 all on two acre lots. Now there's 13 houses on 2 acre lots with shared driveways and Flag lots. It just doesn't fit in this area. Mr. Miner commented that is a challenge to be able to do this, we need some regulations to get this done correctly.

Andy Mair, commented that he thought this meeting was very good and that everyone got to discuss what they needed to talk about.

There was a discussion about a committee to look at the long driveway, flag lot issues. Supervisor Desso asked Councilwoman Sabo if she wanted to take this on, Councilwoman Sabo said yes. Lloyd Miller and Andy Mair volunteered for the committee.

Discussion of the Meadows – the planning board is reviewing changes and has asked the town board if the changes the Meadows want would need the PDD rezoning law to be redone by the town board. This was discussed and what is being asked by the Meadows is to go from two level housing to one level houses and to go from 39.84 acres of green space to 45.88 acres of green space. Town attorney Kirwin commented that since it's actually going to be more greenspace and from two level to one level housing. I don't see why the town board would have to redo the zoning law.

Councilwoman Hoffman made a motion in the matter of Aid to municipalities. Supervisor Desso seconded. All board members present voted Aye.

Councilman Bott made a motion in the matter of invasive weed control and mitigation for Snyder's Lake. Supervisor Desso seconded. All board members present voted Aye.

Councilwoman Sabo made a motion in the matter of purchasing a rearload refuse packer for Highway Department leaf pickup. Councilwoman Hoffman seconded. All board members present voted Aye.

Councilman Spain made a motion in the matter of scheduling a public hearing for the North Road sewer extension. Councilwoman Sabo seconded. All board members present voted Aye.

Supervisor Desso made a motion in the matter of approving the minutes of the organizational meeting, the regular meeting, and executive session minutes of January 10, 2019. Councilman Bott seconded. All board members present voted Aye.

Mr Mair commented about the left-hand turn on route four into Taco Bell that is not supposed to happen is still happening.

Joe Styczynski- 14 Hillview Ct- Heard some opinions tonight from others against and for Mr. Miner can you please make a decision by next month.

Supervisor Desso made a motion to adjourn the meeting Councilman Spain seconded. All board members present voted Aye.

Kathryn "Katie" Connolly
Town Clerk
Town of North Greenbush