

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

MINUTES OF THE PLANNING BOARD MEETING HELD February 4, 2010

PRESENT were CHAIRMAN OSTER, MICHAEL CZORNYJ, GORDON CHRISTIAN, FRANK ESSER, KEVIN MAINELLO, DAVID TARBOX and VINCE WETMILLER.

ALSO PRESENT were JOHN KREIGER, Code Enforcement Officer, and MARK KESTNER, Consulting Engineer to the Planning Board.

The Planning Board reviewed the draft minutes of the January 21, 2010 meeting. Upon motion of Member Czornyj, seconded by Member Wetmiller, the minutes were unanimously approved without amendment.

The first item of business on the agenda was the major subdivision application by Brooks Heritage, LLC for property located on Dusenberry Lane. Attorney William Doyle appeared on the application. Attorney Doyle presented the applicant's formal request for an extension on the timeframe to submit the final subdivision plat on this project, due to the ongoing work by the applicant with the Rensselaer County Department of Health concerning the septic plan for the project. Attorney Doyle reiterated that the applicant will be conducting additional test hole investigation at the project site with the Health Department this Spring, after which the applicant should be in a position to prepare its final plat subject to comments by the Health Department on the septic plan. Accordingly, the applicant is requesting a 6 month extension on the timeframe in which to subject the final plat on this application. The Planning Board had no objection to this extension. Upon motion of Chairman Oster, seconded by Member Christian, there was

unanimous approval to grant a 6 month extension to the applicant for the submission of a final plat on this project. The Planning Board will not place this matter on the agenda until such time that it is notified by the applicant that its final plat has been submitted and ready for Planning Board review.

The second item of business on the agenda was the site plan and commercial subdivision application by Reiser Bros., Inc. for a proposed commercial development along NYS Route 2 and NYS Route 278 (Brunswick Farms). Mr. Kestner reported that he had been in consultation with the project engineers, and that the applicant is still working on its proposed septic plan for this project. At the request of the applicant, this matter has been adjourned.

The next item of business on the agenda was the application by Brunswick Associates of Albany, LP for an amendment to the Brunswick West Apartments Planned Development District. Tim Owens and Dan Hershberg, PE appeared for the applicant. This application seeks an amendment of the existing PDD for the Brunswick Woods Apartment complex located off Route 7. This matter is currently before the Planning Board for review and recommendation to the Town Board on the PDD amendment application. Mr. Owens stated that he had met with the Brunswick No. 1 Fire Company to review comments raised by the fire company on the concept plan. Mr. Owens reported that the meeting was positive, and that the applicant has made adjustments to its concept site plan in order to address the comments of the fire company. The record includes a memorandum prepared by the Brunswick No. 1 Fire Company dated February 2, 2010 outlining the items that were discussed and agreed upon during their meeting. Mr. Owens reviewed the major items, and reported that all proposed garages on the concept site plan had been moved back a minimum of 3 feet from all roads/travelways; that proposed Building A has been reconfigured to provide greater access for emergency vehicles; that the location of

Building F was reviewed and fire accessibility deemed acceptable by the Brunswick No. 1 Fire Department; that all turning radius on the concept site plan meet State requirements; that all project roadways have been widened to be 24 feet in width; and that two additional fire hydrants have been added to the concept site plan. The Planning Board generally discussed the response by the applicant to the comments raised by the Brunswick No. 1 Fire Company. The Planning Board members then generally reviewed a proposed Resolution adopting a recommendation on the PDD application. Following discussion, the Planning Board adopted a positive recommendation on the Brunswick West Apartments PDD amendment application, subject to the following considerations:

- a. This application seeks to amend an existing PDD to increase the number of apartment buildings in the existing Brunswick West Apartments complex. The Town Board, in its previous approval of the Brunswick West Apartments PDD for the existing complex, determined that apartments are an appropriate land use for this area.
- b. The Town Board used a density calculation in its previous approval of the Brunswick West Apartments PDD which results in a minimum of 9,000 square feet per apartment unit compared to the total project site acreage. That density calculation should be applied to this PDD amendment as well. The Town Board should cap the total number of allowable apartment units and/or apartment buildings so that a minimum of 9,000 square feet per apartment unit compared to the total project acreage is maintained.
- c. The addition of 84 units plus accessory garages and street/parking areas as shown on the concept site plan, consistent with the density calculation previously used by the Town Board, should be the total allowable units and accessory structures on this project site; the acreage shown on the previously-approved PDD plan as forever green should be required to remain in a forever green, natural state.
- d. The Town Board should coordinate with the Brunswick No. 1 Fire Department on issues of emergency vehicle access and building construction issues.
- e. The Planning Board recommends that all proposed garages have appropriate setbacks from streets/driveways/travel lanes.

- f. The Planning Board recommends that the Town Board review the location of wetlands on the project site and adjacent properties on which the Hudson Hills PDD and proposed Berkshire Properties PDD are located, in terms of mapping consistency and coordination of project reviews.
- g. The Town Board should include consideration of garages and all proposed storage spaces for purposes of allowable uses on the project site; in the event storage spaces are included in the garage structures, proper vehicle circulation and parking should be considered by the Town Board when reviewing the concept site plan.
- h. The Town Board should consider coordination with the Brittonkill Central School District and the Applicant on school bus access to the apartment complex and appropriate location for student pick-up/drop-off.
- i. The Planning Board supports the Applicant's proposal to construct the additional apartment buildings in a similar manner to those approved and constructed in "The Glen" section of the Sugar Hill Apartments, including building size, building height, pitched roof construction, exterior façade, and lighting; and the Planning Board suggests the proposed garages also be constructed with pitched roof and similar façade.

The Planning Board directed that its recommendation be transmitted to the Town Board. This matter has been adjourned without date, pending action by the Town Board.

The next item of business on the agenda was the site application by Capital Communications Federal Credit Union concerning property located at 799 Hoosick Road (former Subaru dealership building). Chuck Peters of WCGS Architects, and Tom Andress of APD Engineers, appeared for the applicant. Chairman Oster reviewed the application fees and escrow requirements with the applicant. Mr. Peters presented the site plan, which seeks approval to construct a 3,800 square foot, single-story bank branch. The applicant plans to demolish the existing 10,000 square foot structure, and eliminate most of the paved surfaces on the existing site. The property would become a 3,800 square foot single-story bank branch with ATM, and associated parking and travel ways, utilizing the existing curb cut onto Hoosick Road. Mr.

Peters stated that a site grading plan, stormwater plan, lighting plan, and landscaping plan had been submitted in connection with the site plan. Mr. Peters stated that the applicant had been coordinating with the two adjoining property owners (Subaru and Rensselaer Honda) on construction issues. Member Wetmiller inquired about the location of the ATM and lighting for the ATM. Mr. Peters stated that the ATM is to be positioned to the rear of the building, and that lighting requirements are pursuant to New York State Regulations for ATM's. Chairman Oster stated that the lighting of these drive-up windows/ATM's has become an issue, particularly with light spillage onto adjoining properties. Also, Chairman Oster stated that the applicant should communicate with the owners of the Brunswick Woods (Brunswick West Apartments) complex, which sits upgradient and behind this location, particularly if the ATM is to be positioned to the rear of the building. Mr. Andress stated that the applicant is looking to improve the lighting plan over current conditions, and that the new lights will focus the light down and not create a situation where there will be light spillage off the property. The applicant will communicate with the owners of the Brunswick West Apartments. Chairman Oster stated that at the first appearance to present the concept site plan, the applicant was considering leaving an area toward the front of the site available to construct a future connector driveway between this parcel and the two adjacent car dealership parcels. Mr. Peters stated that the site plan had been designed to allow a future connector driveway, but that a connector driveway is not presently planned for this project. Member Mainello inquired regarding stormwater requirements. Mr. Kestner stated that this project constitutes a "redevelopment", and therefore certain provisions of the State stormwater regulations apply concerning redevelopment and elimination of impervious areas on the project site. The applicant is proposing to reduce the paved areas on this project site by 60%, to be replaced by greenspace. Mr. Kestner inquired whether there will be any changes to the

waterlines for this parcel and the adjacent Rensselaer Honda parcel. Mr. Peters stated that there is coordination on that effort with Rensselaer Honda, and that he will get a written agreement from Rensselaer Honda concerning all waterline and other construction items between the two properties. The Planning Board generally reviewed the adequacy of the information on the site plan, and determined the application complete for purposes of scheduling a public hearing. A public hearing will be held on this site plan application at 7:00 p.m. on February 18, 2010. The Building Department will forward the site plan application to the Rensselaer County Planning Department for review and recommendation.

Two items of new business were discussed.

The first item of new business is a waiver of subdivision application by Katherine Cassabone for property located on Route 7, currently housing the former Monroe Muffler building. Mark Danskin represented the owner, and generally reviewed the proposal. The owner seeks to divide a 2.53± acre parcel, resulting in a 0.81 acre parcel housing the former Monroe Muffler building, and a 1.7± acre parcel currently housing the Two Brothers Pizzeria. The owner is seeking this subdivision for purposes of transferring title to the 0.81 acre lot and former Monroe Muffler building. The applicant is proposing the division of the property such that the existing access way onto Hoosick Road, with a width of 32 feet, will be divided between the two parcels, with reciprocal easements between the two parcels to allow the shared common driveway. For purposes of title, each lot will have a minimum of 15 feet of driveway directly onto Hoosick Road. Chairman Oster inquired whether there were any shared utilities between these two buildings. Mr. Danskin stated that the gas, sewer, and electric services were separate, and he believed that the water service was separate but that the issue would be investigated. This matter has been placed on the February 18 agenda.

The next item of new business discussed was the site plan application by the Volunteer Fire Company of Center Brunswick, Inc. for a two-bay addition to the existing fire house located at 1045 Hoosick Road. Tim Donlon of Harlan, McKee appeared for the applicant. Chairman Oster reviewed the application fee requirements. Also, it was noted that Kestner Engineers has waived the required engineering escrow for this application. Chairman Oster noted that the Planning Board members had just received the site plan materials, and needed time to review them. Mr. Donlon generally reviewed the site plan, depicting the addition to the existing fire house building to allow the addition of two bays. Chairman Oster inquired whether the fire company had communicated with the owners of the house to the rear of the fire house, particularly since the driveway leading to that house off Hoosick Road will need to be relocated. It was reported by the Fire Department that they had spoken with the property owner, and that the property owner was in support of the application. Mr. Donlon also presented the preliminary elevations of the proposed fire house building. The Planning Board inquired about additional stormwater runoff. Mr. Donlon stated that this project qualified for “redevelopment”, and that he is proposing the addition of drywells to hold the additional stormwater, which would then be discharged and connected to the existing State drainage system. Mr. Donlon reported that NYSDOT had approved the stormwater connection. Mr. Donlon supplied comments he has received from NYSDOT and OPRHP. Mr. Donlon generally reviewed the proposed lighting plan, which essentially remains the same. However, Mr. Donlon stated that increased lighting will be added to the east side of the building in the location of the fire hall. Member Czornyj asked whether the additional lighting had been discussed with the property owner to the rear on that side of the building. Mr. Donlon stated that the proposed lighting will be down lighting, and will not result in any light spillage off the property line. Member Tarbox asked about fuel

storage. The Fire Department reported that John Ray Fuels supplies the fuel for the site. There was general discussion regarding location of the fuel storage, as well as appropriate containment. The applicant is looking to add the fuel storage located in close proximity to a dumpster location, and the addition of bollards around the fuel tanks was discussed. Further application requirements were discussed, including the preparation and filing of an Environmental Assessment Form. This matter has been placed on the February 18 agenda for further discussion.

Mr. Kreiger reviewed two additional applications which have been filed.

A waiver of subdivision application has been filed by Teresa Howard for property located at 809 Farm to Market Road. The applicant seeks a waiver of subdivision to adjust a lot line to correct an encroachment resulting from the construction of a deck. The Planning Board members had questions regarding the lot lines for this parcel. Mr. Kreiger will further investigate the matter. This application has been placed on the February 18 agenda.

Mr. Kreiger also reports that a waiver of subdivision application will be filed concerning the Welch Farm, whereby Route 2 will be used as the dividing line between two resulting parcels. This matter has been tentatively placed on the February 18 agenda, pending receipt of a full waiver of subdivision application for the proposal.

Mr. Kreiger reported to the Planning Board that he had met with Paul Engster concerning the addition of traffic signs at the Wal-Mart Plaza in connection with the recent site plan amendments, including additional stop signs, and a “no right turn” sign at the rear of the commercial building. Mr. Kreiger also reported that the traffic signs throughout the plaza were going to be changed with new signage. Mr. Kreiger reported that this work should be completed by the end of February.

The **index** for the February 4, 2010 Planning Board meeting is as follows:

1. Brooks Heritage, LLC – major subdivision – adjourned without date;
2. Reiser Bros. Inc. – commercial subdivision and site plan – adjourned without date;
3. Brunswick Associates of Albany, LP – Brunswick West Apartments PDD review and recommendation – adjourned without date;
4. Capital Communications Federal Credit Union – site plan – 2/18/10 (public hearing at 7:00 p.m.);
5. Cassabone – waiver of subdivision – 2/18/10;
6. Volunteer Fire Company of Center Brunswick, Inc. – site plan – 2/18/10;
7. Howard – waiver of subdivision – 2/18/10;
8. Welch Farm – waiver of subdivision – 2/18/10.

The **proposed agenda** for the February 18, 2010 meeting currently is as follows:

1. Capital Communications Federal Credit Union – site plan (public hearing at 7:00 p.m.);
2. Cassabone – waiver of subdivision;
3. Howard – waiver of subdivision;
4. Welch Farm – waiver of subdivision;
5. Volunteer Fire Company of Center Brunswick, Inc. – site plan.