

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 4, 2019

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, DONALD HENDERSON, LINDA STANCLIFFE, J. EMIL KREIGER, KEVIN MAINELLO and ANDREW PETERSEN.

ALSO PRESENT were CHARLES GOLDEN, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda for this meeting, noting that the Irwin and Reynolds applications have been adjourned to the April 18 meeting.

The draft minutes of the March 21, 2019 meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Tarbox, the minutes of the March 21, 2019 meeting were unanimously approved without amendment.

The first item of business on the agenda was the application submitted by Hoffman Carwash to amend the site for the Hoffman Carwash facility located on Hoosick Road. Marty Andrews of Hoffman Carwash was present for the applicant. Chairman Oster noted that the applicant had submitted the required application form and fee, the site plan amendment, and a short environmental assessment form. Chairman Oster also noted that the application had been referred to the Rensselaer County Department of Economic Development and Planning, and that the Planning Board had received the County recommendation which indicates that the application does not conflict with County plans and that local consideration shall prevail. Mr. Andrews

reviewed the proposed amendment to the existing site plan, which calls for the installation of two pay stations with gates in the area of the entrance to the automated car wash located toward the rear of the property; stated that the existing curbing in this location on the site will be relocated to accommodate the pay stations, and that the curbing will continue to be landscaped; and that the intent of Hoffman Carwash is to make a simple adjustment to help process cars more quickly through the site. Chairman Oster reviewed that this matter had been discussed at the March 21 meeting, including a discussion as to whether the Planning Board and Mr. Bonesteel felt that this amendment was significant, and the Planning Board members and Mr. Bonesteel concurred that the application is not a significant change to the site and a public hearing will not be required on this application. Chairman Oster asked whether there were any questions from members of the Planning Board on the proposal. The Planning Board discussed the turning radius of the new proposed curbing, confirming that the turning radius will remain principally the same as existing. Member Stancliffe inquired whether the hours of operation would remain the same. Mr. Andrews stated the hours of operation for this location will remain the same, which for the automated car wash are 8:00am to 8:00pm during the summer, and 8:00am to 7:00pm during the winter. Chairman Oster inquired whether the employees which help spray and guide cars into the automated car wash will remain after the installation of the pay stations. Mr. Andrews confirmed that employees will still be located at the entrance to the automated car wash for spraying the car and guiding the cars into the wash system. Chairman Oster also confirmed that the applicant does not anticipate any additional stacking of cars at the exit to this facility onto Hoosick Road with the installation of the pay stations. Mr. Andrews stated that this was correct, and that Hoffman Carwash has not encountered any stacking problems at the exit of their facilities at which the automatic pay stations had been installed. The Planning Board discussed the pay options for

customers at the automatic pay stations. Mr. Bonesteel reviewed a number of comments, including a question concerning the removal of curbing and pavement during the renovation, and whether all the pavement would be removed and repaved at once. Mr. Andrews stated that it is likely the pavement would be removed and replaced in a piecemeal fashion during the installation of the pay stations, and then the entire paved area would be resurfaced at once. Mr. Bonesteel stated that a pavement detail had been provided that is not consistent with the Town pavement standard, and that the Town standard for paving must be stated on the site plan. Mr. Andrews stated that this change would be made. Mr. Bonesteel asked why one lane for the pay station was nine feet wide, and the other lane for the pay station is 9.5 feet wide. Mr. Andrews explained that the 9-foot lane is principally for those using pay options as opposed to the Hoffman Carwash automatic pay sensor technology, and that studies show a 9-foot lane is appropriate so that people do not pull up too far from the automatic pay and have to open their door, whereas the 9.5-foot lane for the automatic pay sensor technology is a little wider to allow people to get through that lane faster. Mr. Bonesteel also noted that there are four light poles existing on the site, and wanted to confirm that those light poles would be removed and that three new light poles would be added. Mr. Andrews confirmed that four light poles would be removed, and three new light poles will be added, plus the canopy over the pay stations will have lighting as well. Mr. Bonesteel confirmed that all of the site lighting is down lighting. Mr. Bonesteel reviewed the detail for the wing curbing to be installed, and had a discussion concerning water sheet flow on the site. The Planning Board had a question concerning the notation of "ICV" on the existing curbed island. Mr. Andrews stated that this is short hand for an in-ground irrigation box, and that it will be moved to the new curbed island to irrigate the landscaping. Member Henderson asked whether the automatic pay stations took cash, which Mr. Andrews confirmed. Member Henderson then inquired whether the pay stations were

emptied daily, and whether they were secure. Mr. Andrews stated they are usually emptied daily, and that they have proven to be very secure. Chairman Oster did inquire about the hours of operation for the vacuum systems on the site. Mr. Andrews stated that the vacuums do close at 9:00pm, and are open either at 7:00 or 8:00 in the morning. Mr. Andrews explained that the power does cut off for the vacuums at 9:00pm, but that if there is a car using the vacuum as of 9:00pm, the power will stay on until that customer completes the vacuuming of the vehicle and then the power automatically shuts off as the car leaves. Chairman Oster raised this issue, indicating that the Planning Board has received comments concerning noise at the vacuum stations during the review of an unrelated project. Mr. Andrews confirmed that Hoffman Carwash has been and continues to be in communication with neighbors who have raised complaints regarding noise, that new signs will be posted on the site indicating that no music is allowed, and that representatives from Hoffman have met with the neighbors at the neighbors' homes to discuss the noise issues. Chairman Oster asked whether there were any further questions or comments from the Planning Board members. Hearing none, Chairman Oster inquired whether the Planning Board was prepared to proceed with action on the application. Thereupon, Member Tarbox made a motion to adopt a negative declaration under SEQRA regarding this action, which motion was seconded by Member Mainello. The motion was unanimously approved, and a SEQRA negative declaration adopted. The Planning Board then discussed conditions to be attached to the site plan amendment, including adding the pavement detail on the site plan indicating compliance with Town pavement standards, including 12 inches of subbase, 3 inches of binder pavement, and 1.5 inches of top course of pavement; and also noting that the existing light poles will be removed from the site upon the installation of the three new light poles as proposed on the site plan amendment. Member

Stancliffe then made a motion to approve the site plan amendment subject to the following conditions:

1. Adding the Town of Brunswick pavement detail requirements to the site plan, including 12 inches of subbase, 3 inches of binder course pavement, and 1.5 inches of top course pavement;
2. Removal of four existing light poles from the site upon installation of three new light poles as depicted on the site plan amendment.

Member Henderson seconded the motion subject to the stated conditions. The motion was unanimously approved, and the site plan amendment approved subject to the stated conditions.

One item of new business was discussed.

An application for waiver of subdivision was submitted by Mark Danskin on behalf of Louis Morizio for property located at Liberty Road. Mr. Danskin was present. Mr. Danskin explained that this property, identified as Tax Map Parcel No. 80.-2-13, was the subject of an approved 7-lot subdivision with a proposed new subdivision Town roadway in 1998, and that he had a copy of the subdivision plat which had been stamped by the Town of Brunswick Planning Board and the Rensselaer County Department of Health, but that the subdivision plat had not been filed in the Rensselaer County Clerk's Office. Mr. Danskin's proposal is simply to make certain lot line adjustments to the 1998 approved subdivision, and therefore made application for waiver of subdivision. Attorney Gilchrist explained that failure to file the stamped subdivision plat in the Rensselaer County Clerk's Office in 1998 resulted in that subdivision approval expiring and that the prior subdivision approval is now void. Mr. Bonesteel also noted that the regulations for the review of subdivisions have changed over the past 21 years. It was determined that Mr. Danskin's client is seeking to create four lots without any new subdivision roadway, and that if the project is

sought to be pursued, an application for minor subdivision will need to be filed. Mr. Danskin stated that he will prepare the minor subdivision application and file that with the Building Department.

The index for the April 4, 2019 meeting is as follows:

1. Hoffman Carwash - Amendment site plan - Approved with conditions;
2. Morizio - Waiver of subdivision - Withdrawn (minor subdivision application required).

The proposed agenda for the meeting to be held April 18, 2019 at 7:00pm currently is as follows:

1. Irwin - Major subdivision;
2. Reynolds - Minor subdivision;
3. Morizio - Minor subdivision (tentative; subject to submission of complete minor subdivision application);
4. Sharpe Road Development LLC - Major subdivision (tentative).