

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MAY 2, 2019

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

ABSENT was J. EMIL KREIGER.

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 the meeting, noting that the Morizio minor subdivision application is adjourned to the May 16, 2019 meeting at the request of the applicant.

The Planning Board members reviewed the draft minutes of the April 18, 2019 meeting. Upon motion of Chairman Oster, seconded by Member Henderson, the minutes of the April 18, 2019 meeting were unanimously approved without amendment.

The first item of business on the agenda was the proposed Brunswick Acres Planned Development District, upon referral of the application materials from the Brunswick Town Board to the Brunswick Planning Board for review and recommendation under the Brunswick Zoning Law. Dominick Arico, P.E. of C.T. Male, project engineers, represented the applicant at the meeting. Mr. Arico presented the project concept plan, including the review of an overall area map as well as the specific project site concept plan; reviewed proposed grading limits and improved yard areas for the proposed residential lots; generally reviewed cut and fill requirements for the project site; reviewed private septic and public water proposals for the project, including

the proposed public water connections to the Heather Ridge and Riccardi Lane areas to provide a loop water system; reviewed the location of the proposed cul-de-sac road; generally reviewed stormwater management for the proposed project; reviewed the layout of the proposed 26 residential lots, which range in size from 0.61 acre up to 4 acres; explained that there would be no reserved open space but that all of the project site areas would be included in the private lots, with certain areas on the private lots being restricted, most particularly in terms of stormwater management requirements; and requested that the Planning Board complete its recommendation of the project so that the matter could be referred back to the Town Board for action on the planned development district, and if the Town Board approval is obtained, the applicant would be back to the Planning Board for major subdivision review and specific project design. Chairman Oster inquired whether the property is currently zoned R-40. Mr. Arico stated that the Zoning District currently is R-40. Chairman Oster had a question regarding what appeared to be a front yard setback line noted on the project plans. Mr. Arico stated that the line is identified as a building envelope, but that the front of the houses would be further back from the front property line as depicted on the concept plan, and that septic systems are generally proposed for the front yard areas. It was confirmed that the front yard setback for structures in the R-40 Zoning District is 50 feet. Chairman Oster had a question regarding a stream located on and along the project site. Mr. Arico identified the location of the stream, and stated that there were also federal wetland areas around the stream area, but that the project proposal stays out of all wetland areas, and that all septic systems will be a minimum of 100 feet away from all federal wetland areas. Chairman Oster asked whether there has been any determination addressing if any of the wetlands on the project site are NYSDEC wetlands. Mr. Arico stated that there is no NYSDEC jurisdiction, and that the wetlands are only under the jurisdiction of the Army Corps of Engineers. Mr. Bonesteel asked whether the

stream on the project site was classified. Mr. Arico stated that he thought it was classified, either as a class C or CT, and further stated that the stream only runs during periods of rain, and generally dries up after a rain event. Chairman Oster had a question regarding the area of the project site adjacent to Brunswick Hills. Mr. Arico stated that the entire project site area would be within ownership of individual lots, but the back of the lots on the west side of the project site adjacent to Brunswick Hills would be restricted for purposes of stormwater requirements, and that the area is generally a steep grade and would not be touched. Mr. Bonesteel asked how stormwater would be collected off of the hill leading down from the Brunswick Hills area. Mr. Arico stated that the water would be collected along roadside swales, and then directed down to the stormwater basin along NYS Route 2. Mr. Bonesteel questioned whether the water would impact the back of the houses proposed for the west side of the project site. Member Henderson noted that the narrative stated there would be one or two stormwater detention ponds, and thought there should be at least two, given that the runoff is to the Poestenkill Creek, and Member Henderson had a concern about any potential silt or lawn chemical runoff into the Poestenkill Creek. Mr. Arico stated that one stormwater detention pond is proposed, but that there are significant roadside swales on the subdivision road which would also act as retention areas. Chairman Oster asked whether this was to be a gated community. Mr. Arico stated this would not be a gated community. Member Mainello had a question regarding the waterline connection to Heather Ridge and Riccardi Lane areas. Mr. Arico stated that the construction would require directional drilling, and that there have been preliminary discussions with National Grid and a concept agreement in place for an easement for the waterline, but that National Grid would not continue those discussions until project approvals at the Town level were in place. Member Stancliffe had a question regarding sight distances on NYS Route 2. Mr. Arico stated that there were adequate sight distances for the

proposed road location. Mr. Bonesteel noted that the speed limit in this section of NYS Route 2 is 55mph. Chairman Oster wanted to confirm that there was no through road proposed connecting to Riccardi Lane. Mr. Arico confirmed that a through road was not being proposed. It is noted for the record that the Town designated engineer for the review of the planned development district before the Brunswick Town Board is Ronald Laberge, P.E., and Mr. Laberge was present at the Planning Board meeting to discuss the project and address any questions the Planning Board members may have. Mr. Bonesteel requested that he be copied on the comment letters that Laberge Group had prepared on this project to date. Chairman Oster noted that the role of the Planning Board at this point is to discuss the proposed project and prepare a written recommendation on the planned development district proposal for the Town Board, and that he would like the opportunity to further review the plans before that discussion and recommendation is completed. The Planning Board members concurred. It was determined that the Planning Board members would forward any comments they may have on the review of the project plans to Attorney Gilchrist and also to Mr. Laberge and Mr. Bonesteel, and that deliberations on a proposed written recommendation would continue at the May 16 meeting. This matter is placed on the May 16, 2019 agenda for further discussion.

One item of new business was discussed.

A sketch plan submittal has been filed by Parkland Development for a proposed Mohawk Ambulance facility to be located on McChesney Avenue in proximity to McChesney Avenue Extension. The applicant was represented by Dominick Arico, C.T. Male, who presented the concept plan. Also present was James McPartlon, of Parkland Development, together with a member of Mohawk Ambulance. Prior to the presentation by Mr. Arico, Attorney Gilchrist stated for the record that he had previously represented Mohawk Ambulance, and particularly with regard

to approval for a Mohawk Ambulance facility located on Central Avenue in Albany, and after having disclosed that representation, inquired whether either the Planning Board or Parkland Development had any objection to Attorney Gilchrist's continued representation of the Planning Board on this application. Parkland Development, by James McPartlon, stated it had no objection to Attorney Gilchrist representing the Planning Board on this application, and members of the Planning Board also had no objection. Mr. Arico then presented the concept plan, reviewing the location on McChesney Avenue, which is an approximate 8-acre site; reviewed the proposed public water and public sewer connections for the project; generally reviewed the proposed Mohawk Ambulance facility, which would be approximately 6,000 square feet and would house approximately 8 ambulances; stated that the facility would also house the crew members, and include office space; that the facility would operate on a 24 hour/ 7 day a week basis; generally reviewed the proposed project layout, including entrances off McChesney Avenue and parking areas; generally reviewed stormwater management for the project site; indicated that the project would develop under one acre of the site directly off McChesney Avenue, and that the balance of the property would remain vacant with no current plans; generally reviewed the sight distance onto McChesney Avenue from both proposed entrances; presented building elevations and generally reviewed proposed landscaping. The project architect was also in attendance, and generally reviewed the exterior of the building, building elevations, and proposed lighting. It is noted that a limited number of pole lights are proposed, but they would be approximately 12–14 feet high and include down-lighting. Member Stancliffe asked whether there would be any vehicle maintenance at this location. Mr. Arico stated there would be no vehicle maintenance proposed at this location. It was noted that there is the potential for fuel storage for ambulance vehicles at this location, but that was not yet determined. The Planning Board indicated that if fuel storage was proposed for

this location, it should be shown now on the site plan so that the fuel storage could be reviewed and acted upon now; otherwise, the addition of fuel storage at this location would require a subsequent site plan amendment. The applicant explained that their current location in the City of Troy on River Street, and also their location off NYS Route 278 in Brunswick, would be combined and operate out of this one location on McChesney Avenue. The Planning Board members generally raised and discussed with the applicant the issue of any protocols for the use of emergency lights and sirens when the ambulances are leaving the facility. The applicant generally explained that the use of emergency lights and sirens depends on the specific call, whether the call is classified as an emergency, and that the Mohawk Ambulance drivers do use discretion in the use of the lights and sirens. The Planning Board asked about an estimate for the average number of calls that would be fielded from this location. The applicant generally explained that the ambulance vehicles from this facility are generally deployed out in the area during the day, and that there would be more ambulance movement in and out at this location during the nighttime hours. Regarding the nighttime hours, the applicant did indicate that the ambulance drivers are trained and do use discretion in terms of use of lights and sirens at night, particularly on local roads such as McChesney Avenue. There was general discussion regarding stormwater for the project, and the need for an erosion and sediment control plan and compliance with state regulations. Member Tarbox asked whether there were any plans for the remainder of the property. The applicant stated it had no current plans. Member Tarbox did indicate that this area is abandoned cornfield, and some thought should be given to maintenance of the property so that it doesn't revert to a scrub or brush situation. Mr. Bonesteel asked whether there were any facilities for conferences or assemblies at this location, as it would impact necessary parking. The applicant stated that there were no assembly or conference areas proposed, and that the design includes only sleeping areas,

a kitchen, bathroom, and common room for the employees, plus office space. The applicant stated the average number of employees at this location at any one time is approximately 10–12 employees, and this has been taken into account for the proposed number of parking spaces. It was confirmed that there are no large antennas proposed for this location. The applicant also stated the general geographic area that would be served from this location is Rensselaer County. The Planning Board had no further general questions or comments, and directed the applicant to submit a full site plan application. This matter is placed on the May 16 agenda, subject to receipt of the complete site plan application.

The index for the May 2, 2019 meeting is as follows:

1. Brunswick Acres Planned Development District - Review and Recommendation - May 16, 2019;
2. Parkland Development/Mohawk Ambulance - Site plan - May 16, 2019 (Tentative).

The proposed agenda for the meeting to be held May 16, 2019 currently is as follows:

1. Irwin - Major subdivision - Public hearing to commence at 7:00pm;
2. Reynolds - Minor subdivision - Public hearing to commence at 7:15pm;
3. Morizio - Minor subdivision;
4. Brunswick Acres Planned Development District - Review and recommendation;
5. Parkland Development/Mohawk Ambulance - Site plan (Tentative).