

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 5, 2017

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, and FRANK ESSER.

ABSENT were KEVIN MAINELLO, MICHAEL CZORNYJ, and VINCE WETMILLER.

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

Chairman Oster reviewed the agenda for the January 5 meeting.

The draft minutes of the December 15, 2016 meeting were reviewed. Upon motion of Member Casey, seconded by Member Tarbox, the minutes of the December 15, 2016 meeting were unanimously approved without amendment.

Chairman Oster noted that Member Casey has been reappointed by the Brunswick Town Board to serve another seven-year term on the Brunswick Planning Board. Chairman Oster also noted that he had been reappointed as Chairman of the Planning Board for 2017.

The first item of business on the agenda was the site plan application submitted by St. Peter's Health Partners Medical Associates, which seeks to operate a primary care facility to be located in the Brunswick Plaza. David Wendth of St. Peter's Health Partners Medical Associates, and Steve Powers of Nigro Companies, were present for the application. Chairman Oster confirmed that the recommendation of the Rensselaer County Department of Economic Development and Planning had been received on this site plan, stating that the proposal does not

impact County plans and that local consideration shall prevail. Chairman Oster confirmed that the issues discussed at the last meeting included a crosswalk to be installed between the employee parking area and the rear door of the St. Peter's facility, and improving the lighting in the back of the St. Peter's lease space. Steve Powers stated that the lighting to the rear of the St. Peter's lease space had been repaired to improve lighting in this location, that additional lighting will be installed to the east of the storage units in the area of the employee and staff parking, and that a crosswalk will be installed once the weather permits. Mr. Powers also stated that seasonal storage containers located behind the Dollar Tree lease space and near the rear door to the St. Peter's lease space have been removed. Chairman Oster confirmed the written comments from the Brunswick No. 1 Fire Department, including installation of a Knox box, confirming that the fire/CO alarm system is in compliance with current specifications, concern about the rear entrance for employees, a request for a walk through the facility before opening, and supply of any schematics of the interior for planning purposes. Chairman Oster noted that the employee entrance at the rear of the St. Peter's lease space had already been discussed and addressed. Chairman Oster inquired whether Mr. Bonesteel had any further comments. Mr. Bonesteel had no further comments on the site plan. Chairman Oster also noted for the record that he wishes to disclose that he was a prior member of the St. Peter's Board of Directors, and currently serves on an acute care committee for St. Peter's but that such committee does not have any oversight or connection whatsoever with the current site plan proposal by St. Peter's, and that he had reviewed these issues with Attorney Gilchrist, and that while no conflict of interest requiring recusal is present, he wishes to disclose this information for the record. Hearing no further comments, Chairman Oster stated the Board was ready to take action on the application. Member Tarbox made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Esser. The motion was

unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Member Casey made a motion to approve the site plan subject to the following conditions:

1. Additional exterior lighting is to be installed on the east side of the existing storage units in the area of the employee and staff parking (coordination with Brunswick Building Department required);
2. A pedestrian crosswalk must be applied to the parking lot area between the employee/staff parking and the rear entrance to the St. Peter's lease space immediately after the winter season and when weather permits (coordination with Brunswick Building Department required);
3. Installation of knox box and coordination with Brunswick No. 1 Fire Department;
4. Confirmation that the fire/CO alarm system meets current specifications;
5. A walk through with the Brunswick No. 1 Fire Department is required prior to commencement of business;
6. A schematic of the build-out of the interior premises is to be provided to the Brunswick No. 1 Fire Department for planning purposes.

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

The next item of business on the agenda was the site plan application submitted by Stewart's Shops for property located at 1001 Hoosick Road. Stewart's Shops seeks approval to construct a 3,900 square foot Stewart's convenience store with a 4-pump fuel island at this location. Chad Fowler of Stewart's Shops was present, and updated the Planning Board that Stewart's Shops had submitted its application for a special use permit in connection with the 4-pump fuel island, and that he had appeared before the Brunswick Zoning Board of Appeals at the December meeting and is on the agenda for the Zoning Board meeting to be held January 23 in regard to the special use permit application. Mr. Fowler also updated the Planning Board that the

relocation of the existing house and barn from 1001 Hoosick Road is progressing, that it is his understanding alternate sites are being examined, and that an engineering firm has been hired to look at the details of relocating the buildings. Mr. Fowler also stated that both Linda Stancliffe and Alana Moran of Creighton Manning were present to update the Board on the site plan and traffic issues. Linda Stancliffe, Registered Landscape Architect of Creighton Manning, stated that the septic system design had been completed and submitted to Rensselaer County Department of Health for review, and was available for any additional comments from the Planning Board on the site plan. Mr. Bonesteel noted that only a preliminary stormwater report had been prepared, and that the full stormwater pollution prevention plan still must be completed. Mr. Bonesteel stated that the green infrastructure requirements of the current DEC stormwater pollution prevention manual should be addressed. Mr. Bonesteel stated that his review of the proposed site plan is ongoing, and will have comments to Ms. Stancliffe within a couple of weeks. Alana Moran of Creighton Manning stated that her office had not yet received any review comments from NYSDOT on the traffic report, and requested that Mr. Bonesteel provide any comments on the traffic report in writing for response by Creighton Manning. Chairman Oster noted that the Zoning Board is seeking a recommendation from the Planning Board on the special use permit application, and this matter is scheduled for the January 19 meeting for deliberation on a recommendation to the Zoning Board of Appeals on the special use permit application.

The next item of business on the agenda was the application submitted by Nigro Companies to amend the Brunswick Plaza Planned Development District, upon referral from the Brunswick Town Board seeking recommendation. Gregg Ursprung of Bergmann Associates, and Steve Powers of Nigro Companies, were present for the application. Chairman Oster stated that at the last Planning Board meeting, the issue of whether to include the proposed commercial parcel in

the Planned Development District rather than continue as a separate, stand-alone out-parcel was raised. Chairman Oster stated that by maintaining the out-parcel as separate from the Brunswick Plaza, issues concerning access as well as cross easements between the out-parcel and the plaza were present. Mr. Ursprung stated that he felt it would be easier to develop the out-parcel as a separate parcel, but that he saw no objection to including the out-parcel within the Brunswick Plaza PDD. Mr. Powers concurred that the out-parcel could be included in the Brunswick Plaza PDD, and had no objections going in that direction. Chairman Oster thought this was appropriate, as it would eliminate any issues concerning cross easements or access directly onto Hoosick Road from the out-parcel. Chairman Oster noted that the Town's review engineer, Kestner Engineering, had also raised comments about cross easements for access and parking as well as stormwater if the parcel remained a separate commercial parcel. Mr. Ursprung raised questions regarding procedure in the event the out-parcel is included in the Brunswick Plaza PDD. The Planning Board and Attorney Gilchrist discussed procedure with the applicants. Chairman Oster stated that the Planning Board would adopt a positive recommendation on the application in the event the proposal is to include the commercial out-parcel in the Brunswick Plaza PDD, with access to the use in that location being from the existing plaza entrance. The Planning Board members concurred in that recommendation. The Planning Board directed Attorney Gilchrist to prepare a draft recommendation for review at the January 19 meeting.

The next item of business on the agenda was the application by Capital District Properties LLC to amend the Hudson Hills Planned Development District. This matter is before the Planning Board on referral from the Brunswick Town Board for recommendation. William Hoblock of Capital District Properties was present on the application. Mr. Hoblock stated that the amendment is strictly to replace the public benefit from construction of two youth baseball fields to a financial

contribution to the Town of Brunswick. The Planning Board requested Mr. Hoblock to generally review the proposal, and Mr. Hoblock reviewed the proposed modification of the public benefit to eliminate the construction of two youth baseball fields and to instead make a financial contribution to the Town of Brunswick to be used by the Town as it sees fit. Mr. Hoblock explained that the 25 acres that were proposed to be used for the youth baseball fields were not part of the approved PDD, and that the additional 39-acre parcel—which Capital District Properties would have needed to acquire for access to the 25-acre parcel for the youth baseball fields—was likewise not part of the approved PDD, and therefore the only thing that needs to be amended in the PDD is the replacement of the public benefit from construction of the youth baseball fields with a financial contribution to the Town. Chairman Oster raised the issue of access from the PDD site to Lord Avenue, stating that while the original PDD approval identified this as emergency access only, the intersection of Lord Avenue and Hoosick Road is now being reviewed by NYSDOT for a proposed traffic light in connection with a separate site plan matter (Aldi grocery store and Taco Bell). Chairman Oster stated that it may be beneficial for the Town Board to consider reexamining the Lord Avenue entrance, which could provide viable access in the event a traffic light is installed at the intersection of Hoosick Road and Lord Avenue. Chairman Oster did note the concern that cars leaving the Hudson Hills PDD via Lord Avenue could seek to go through the residential neighborhood in that location, access North Lake Avenue, and go through Frear Park in an effort to get to the bottom of Hoosick Street without having to deal with any traffic on Hoosick Street. These matters were generally discussed by the Planning Board in connection with a proposed recommendation. Mike Ryan, 103 Wilrose Lane, was present and stated he had concerns about greenspace on the Hudson Hills PDD. Chairman Oster stated this was not a public hearing, that a public hearing would be held by the Brunswick Town Board in connection with the proposed

amendment to the Hudson Hills PDD, but that he would allow the statement to remain on the record in front of the Planning Board. The Planning Board generally discussed a proposed recommendation, stating that the recommendation would be in favor of granting the amendment, and directed Attorney Gilchrist to draft that recommendation for review at the January 19 meeting. The Planning Board members also stated that the consideration of a Lord Avenue primary entrance and exit should be included in the draft recommendation to be reviewed at the January 19 meeting.

There were no new items of business to discuss.

The index for the January 5, 2017 meeting is as follows:

1. St. Peter's Health Partners Medical Associates - Site plan - Approved with conditions;
2. Stewart's Shops - Site plan - 1/19/2017 (recommendation on special use permit application);
3. Nigro Companies - Recommendation to Town Board on Brunswick Plaza PDD Amendment - 1/19/2017;
4. Capital District Properties - Recommendation to Town Board on Hudson Hills PDD Amendment - 1/19/2017.

The proposed agenda for the January 19, 2017 meeting currently is as follows:

1. Stewart's Shops - Recommendation on special use permit application;
2. Nigro Companies - Recommendation to Town Board on Brunswick Plaza PDD Amendment application;
3. Capital District Properties - Recommendation to Town Board on Hudson Hills PDD Amendment application.