

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD FEBRUARY 20, 2025

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

ABSENT was MICHAEL CZORNYJ.

ALSO PRESENT were WENDY KNEER and KEVIN MAINELLO, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the February 6, 2025 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Henderson, the draft minutes of the February 6, 2025 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was the Colton Ridge major subdivision application submitted by Paramount Building Group of NY for property located at the northeast corner of Spring Avenue and Creek Road. Matt Bond, P.E., of Hart Engineering, was present to review the application. Mr. Bond stated that the stormwater pollution prevention plan (SWPPP) and an updated plan set had been submitted for review following the last Planning Board meeting. Mr. Bond stated that the local Fire Department had reviewed the application and requested a few edits to the plans, including changing the locations of fire hydrants. Mr. Bond stated that the applicant has had further communications with NYS Department of Environmental Conservation

(DEC) concerning the construction exemption for mining, and that further discussion with DEC was required. Mr. Bonesteel stated that he was still reviewing the SWPPP and would have his review completed before the next Planning Board meeting. Chairman Oster asked about the status of the water and drainage districts that needed to be formed as part of the project. Mr. Bond stated that the applicant would be coordinating with the Town Water Department on the creation of the water and drainage districts. Chairman Oster stated that subdivision review could continue, and that the creation of the water and drainage districts could be conditions on action taken on the application. Attorney Gilchrist recommended circulating a SEQRA Lead Agency Coordination Notice to all involved and interested agencies for this project. The Planning Board agreed to circulate a SEQRA Lead Agency Coordination Notice for this project. Attorney Gilchrist asked if the Planning Board wanted to serve as lead agency under SEQRA for this project, and the Planning Board confirmed that it did. Chairman Oster asked if the proposed road with the cul-de-sac that would be built as part of the project was proposed to be dedicated to the Town. Mr. Bond stated that it was. Chairman Oster asked if a Homeowners Association (HOA) for the 18 lots was proposed. Mr. Bond stated that an HOA was not proposed at this time. This matter is placed on the March 6, 2025 agenda for further deliberation.

The second item of business on the agenda was a site plan application submitted by Edward King for property located at 272 Smith Hill Road. Edward King was present to review the application. Member Tarbox recused himself. Chairman Oster noted that an updated short Environmental Assessment Form (EAF) and list of regulations from NYS Department of Agriculture and Markets had been submitted by the applicant since the last meeting. Mr. King stated that the regulations were only for the kennel proposed for the site, as there were no regulations for dog boarding. Chairman Oster noted that compliance with any applicable

Agriculture and Markets regulations could be included as conditions on action taken on the application. Chairman Oster asked Mr. King if he required any variances from the Zoning Board of Appeals. Mr. King stated that he did not. Chairman Oster asked Mr. King to review the method of waste removal proposed for the site. Mr. King stated that solid waste would be collected in a dumpster, and that liquid waste would be discharged to the on-site septic system. Mr. Bonesteel stated that there were no NYS Department of Health regulations for the liquid waste being produced by dogs at the proposed kennel. Chairman Oster asked if there were any Rensselaer County Health Department regulations on treatment of solid waste on the site. Mr. King stated that he did not believe so after researching that issue. Chairman Oster asked Mr. King if he would need to extend the existing septic system on the property for the project. Mr. King confirmed that he would. Mr. King also stated that the only bathrooms for people on the site would be in the existing house where business would be conducted, not the building for the dogs. Member Stancliffe asked about parking on the site, both for customers and employees. Mr. King stated that additional customer parking was proposed to be constructed, that grading would need to be done in the proposed customer parking area, and that the three employees would park in an existing garage on the site. Chairman Oster asked if loading docks were proposed for the site. Mr. King stated that they were not. Chairman Oster asked if topography needed to be added to the site plan. Mr. Bonesteel stated that he would advise topography be added to the area where grading was proposed, and that the proposed parking area, septic and water systems, the building on the site, and fencing should be added to the site plan as well. Chairman Oster asked if any changes were being made outside the building where dogs were proposed to be housed. Mr. King stated that there would not be, but that fencing would be added around that building. Chairman Oster asked if the plans should be reviewed by the local Fire Department. Mr. Bonesteel stated that they should

be. Chairman Oster asked what Fire Department had jurisdiction over the site, and the Planning Board determined it was the Center Brunswick Fire Department. Member Stancliffe asked if there were any sight distance issues regarding access onto Smith Hill Road. Mr. Bonesteel stated that since there were no changes proposed to the existing driveway and curb cut, there were no sight distance issues for review, and that the existing driveway location appeared to be good for sight distance. This matter is placed on the March 6, 2025 agenda for further deliberation.

Member Tarbox returned to the meeting.

There was no new business to discuss.

The Planning Board discussed one item of old business.

The one item of old business was the applications for a waiver of subdivision, site plan, and special use permit submitted by CVE North America, Inc. for property located at 511 McChesney Avenue Extension. Mr. Bonesteel stated that the applicant had submitted responses to his second round of engineering comments and that his review of the project was ongoing. This matter is adjourned without date.

The index for the February 20, 2025 regular meeting is as follows:

1. Paramount Building Group – major subdivision (March 6, 2025).
2. King – site plan (March 6, 2025).
3. CVE North America – waiver of subdivision, site plan, and special use permit (adjourned without date).

The proposed agenda for the March 6, 2025 meeting is as follows:

1. Maries Muse, LLC – site plan, minor subdivision, and special use permit
(public hearing to commence at 7:00pm).
2. Paramount Building Group – major subdivision.
3. King – site plan.