

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD FEBRUARY 3, 2022

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

ABSENT was DONALD HENDERSON.

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, as posted on the Town sign board and Town website. Chairman Oster stated that the third item on the agenda, the special use permit and site plan application submitted by Borrego Solar, had been removed from the agenda due to the applicant not having submitted any additional documents or information on the proposed project to the Planning Board. The draft minutes of the January 6, 2022 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Mainello, the draft minutes of the January 6, 2022 regular meeting were unanimously approved without amendment. Chairman Oster then noted that the January 20, 2022 regular meeting had been cancelled, and that a Notice of Cancellation had been posted on the Town sign board and Town website.

The first item of business on the agenda was a site plan application submitted by Dish Wireless for property located at 809 Hoosick Road. Mr. Bonesteel recused himself due to his engineering firm having done survey work on the project. Deborah Burke was present for the applicant. Ron Laberge, of Laberge Group, was also present. Laberge Group has been retained as

review engineer for the Planning Board on this project. Chairman Oster stated that Laberge Group had completed structural analysis of the project and asked Mr. Laberge to review the structural report submitted to the Planning Board. Mr. Laberge stated that his analysis of the structure was submitted to the Planning Board in a letter dated January 21, 2022. Mr. Laberge stated that there were no major structural issues with adding the additional antennae to the existing cell tower, but did note that the applicant needed to correct the code citations on the plans submitted with the application. Mr. Golden stated that he had recently received a letter from the applicant with the corrections. Mr. Laberge stated that he had no further substantial comments on the application. Chairman Oster asked if the cell tower was within 500 feet of a New York State highway. Mr. Golden and Mr. Laberge confirmed that it was. Chairman Oster noted that due to the project being within 500 feet of a State highway, the application would need to be sent to the Rensselaer County Planning Department. Chairman Oster asked if the application should be considered a site plan amendment or a new site plan. Mr. Laberge stated that it was likely a site plan amendment. Ms. Burke stated that the application had been submitted as a site plan amendment, and noted that the project site had already been approved by the Planning Board and that the additional antennae would not be expanding the project site. The Planning Board deliberated and agreed that the application was for a site plan amendment, and that a public hearing on the application was therefore not necessary. Member Stancliffe noted that the Planning Board should have an updated Environmental Assessment Form (EAF) and set of plans since the application needed to be sent to the Rensselaer County Planning Department. Ms. Burke stated that a revised EAF had been sent to the Planning Board the previous day. Mr. Golden confirmed that he had received it. Ms. Burke stated that an updated plan cover sheet would be submitted to the Planning Board. Chairman Oster asked Mr. Laberge if he had any further questions or comments on the application and he did not.

The Planning Board did not have any further questions on the application. Chairman Oster noted that no further action could be taken on the application until a response was received from the Rensselaer County Planning Department. This matter is placed on the February 17, 2022 agenda for further deliberation.

The Planning Board then addressed one item of old business: a major subdivision application submitted by Brunswick Road Development LLC for the Brunswick Acres Planned Development District located along the north side of Brunswick Road (NYS Route 2) just west of Heather Ridge Road. Chairman Oster asked if there was any update on the project. Mr. Laberge stated that a slope stability report had been submitted by the applicant, and that he had started his geotechnical review of the slope stability report. The Planning Board then discussed the grading and slope stability issues previously raised about the project site, noting that 90,000 yards of material is proposed to be graded and relocated on the site. This matter continues to be adjourned without date.

The Planning Board then returned to its regularly scheduled agenda. The second item of business on the agenda was a waiver of subdivision application submitted by Charles Tangredi for property located at 210 Menemsha Lane. Charles Tangredi was present to review the application. Mr. Tangredi stated that he was proposing to divide land on the east side of a National Grid power corridor on his property and transfer it to the neighboring property at 15 Eagle Ridge Drive, which is labelled Lot 12 on the site plan map. Mr. Tangredi also stated that after the subdivision, his property would still have frontage on Menemsha Lane. Chairman Oster noted that this application was more in line with a lot line adjustment rather than a subdivision, and Mr. Tangredi agreed. Mr. Bonesteel stated that all necessary documents had been submitted and that he had no questions or comments on the application. Attorney Gilchrist had no questions or comments on the application.

There were no questions or comments from the Planning Board. Member Tarbox made a motion for a negative declaration under SEQRA on the project which was seconded by Member Kreiger. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. Chairman Oster asked Attorney Gilchrist if there should be any conditions on the application. Attorney Gilchrist stated that the only condition should be that the land divided from Mr. Tangredi's parcel must be merged into the neighboring parcel at 15 Eagle Ridge Drive, with proof of the merger being filed with the Brunswick Building Department, and that there would therefore be no new lot created. Member Petersen made a motion to approve the waiver of subdivision subject to the stated condition, which was seconded by Member Mainello. The Planning Board voted unanimously to approve the waiver of subdivision subject to the stated condition.

Chairman Oster reiterated that the third item of business on the agenda, the special use permit and site plan application submitted by Borrego Solar, had been removed from the agenda and was adjourned without date.

One item of new business was discussed, which was a waiver of subdivision application submitted by Edward Welch for property located at 1113 Spring Avenue. Mr. Golden reviewed the application, stating that Mr. Welch was proposing to divide 3.39 acres off of his lot and create a new building lot. This matter is placed on the February 17, 2022 agenda for further deliberation.

The index for the February 3, 2022 regular meeting is as follows:

1. Dish Wireless – site plan (February 17, 2022).
2. Brunswick Acres – major subdivision (adjourned without date).
3. Tangredi – waiver of subdivision (approved with condition).
4. Welch – waiver of subdivision (February 17, 2022).

The proposed agenda for the February 17, 2022 regular meeting is currently as follows:

1. Dish Wireless – site plan.
2. Welch – waiver of subdivision.