

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD FEBRUARY 16, 2023**

PRESENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, LINDA STANCLIFFE, DAVID TARBOX, 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, as posted on the Town sign board and Town website.

The Planning Board opened a public hearing on a minor subdivision application submitted by Vincent Santoro for property located at 182 Bald Mountain Road. Peter Cucchi was present for the applicant. Attorney Gilchrist read the Notice of Public Hearing into the record, with the Notice having been published in the Eastwick Press, placed on the Town sign board, posted on the Town website, and mailed to the owners of all properties within 300 feet of the project site. Chairman Oster asked Mr. Cucchi to briefly review the project. Mr. Cucchi stated that Mr. Santoro was his son-in-law, and that Mr. Santoro was proposing to subdivide approximately five (5) acres from the approximately 98-acre parcel for a building lot. Chairman Oster stated that the Planning Board had received an updated plat since its last meeting with all additional information the Planning Board had requested at its January 19, 2023 meeting. Chairman Oster then opened the public hearing on the application. There were no public comments on the application. The Planning Board

deliberated and stated that there was no need to extend the public hearing or establish a written comment period. Chairman Oster made a motion to close the public hearing, which was seconded by Member Henderson. The motion was unanimously approved, and the public hearing was closed.

The draft minutes of the February 2, 2023 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Mainello, the draft minutes of the February 2, 2023 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was a minor subdivision application submitted by Vincent Santoro for property located at 182 Bald Mountain Road. Peter Cucchi was present for the applicant. Chairman Oster stated that the public hearing on the application had been held, and since there had been no public comments, there was no need for written response from the applicant. The Planning Board then reviewed the updated plat, noting that topography, a corrected title block, and notes had been added. There were no further questions or comments from the Planning Board. Member Henderson made a motion for a negative declaration under SEQRA on the project, which was seconded by Member Stancliffe. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. Chairman Oster asked if there should be any conditions on the application for the Planning Board to consider. Attorney Gilchrist stated that no conditions were necessary, as the Rensselaer County Health Department had already approved the building lot for water and septic. Mr. Bonesteel concurred. Member Tarbox made a motion to approve the minor subdivision, which was seconded by Member Henderson. The Planning Board voted unanimously to approve the minor subdivision.

Three items of new business were discussed.

The first item of new business was a waiver of subdivision application submitted by Stefan Rau for property located at 14 Ridge Road. Daniel Peeters, PLS, Land Surveyor at Capital District Land Surveying, PLLC, was present for the applicant. Mr. Peeters stated that the applicant was seeking to subdivide 2.03 acres from an 11.36-acre parcel, and reviewed the project's plat. Chairman Oster asked if the approximately 9-acre remainder lot included a stake/pin for a driveway location as shown on the plat. Mr. Peeters confirmed the driveway location, but added that it would be on the remainder parcel, not the subdivided lot, and the driveway location was an existing condition. The Planning Board then discussed Ridge Road itself, the area along Ridge Road maintained by the Town, the total number of lots currently on Ridge Road, and that a maximum of 12 lots are allowed on a dead-end road. The Planning Board determined that the application must be reviewed by the Town Highway Department for the area on Ridge Road maintained as a public road, and that the application must also be reviewed for the number of lots on a dead-end road and for the impact that the remainder lot will have in eliminating frontage on a public road. Member Stancliffe asked if the lots on Ridge Road had private wells, and Mr. Peeters confirmed that they did. This matter is placed on the March 2, 2023 agenda for further deliberation.

The second item of new business was a waiver of subdivision application submitted by Henry Reiser for property located at 10 Plante Lane. Mr. Golden reviewed the application, stating that the applicant was looking to subdivide 17 acres from a 71-acre parcel, and that it was more in the nature of a lot line adjustment, which the applicant noted on the application. Attorney Gilchrist asked if the original parcel was part of a major subdivision that had been before the Planning Board previously and that if it was, the application would need to be reviewed, as an amendment to that prior major subdivision might be required. Attorney Gilchrist stated that he would need to work with the Town Building Department to determine whether or not the application was submitted in

the correct form. This matter is tentatively placed on the March 2, 2023 agenda for further deliberation.

The third item of new business was a sketch plan submitted by Bohler Engineering for property located at 733, 735, and 737 Hoosick Road. Tim Freitag, P.E., Project Manager for Bohler Engineering, and Colton Hill, the site owner, were present. Mr. Freitag stated that the homes at the three parcels are currently being prepared for demolition and the lots are to be combined into one approximately 1.3-acre lot. Mr. Freitag stated that the lots are located in the B-15 district, and that two commercial buildings are proposed for the combined lot: one 2,350 square foot building, which would be for a fast-food restaurant with a drive-thru, and one 4,350 square foot building, for retail or health care, which is not currently determined. Mr. Freitag reviewed the concept plan layout for the project, discussing the existing traffic light at the end of McChesney Avenue, that the applicant would need to work with NYS DOT on road and intersection improvements, site grades, building locations and traffic circulation, that there would be 50 parking spaces for the proposed new buildings, and the site's general concept. Member Henderson asked if either building currently had a tenant lined up. Mr. Hill stated that a restaurant was lined up for the first building, but he could not reveal the name of the restaurant due to a non-disclosure agreement. Chairman Oster stated that there would be significant traffic concerns due to the recently-approved medical building on McChesney Avenue, discussing the distinction between drive-by and destination traffic, and that the medical building on McChesney Avenue is a destination use, meaning that it will more significantly increase traffic along the Hoosick Road corridor. Chairman Oster also stated that the Capital District Transportation Committee (CDTC) is currently putting together a study of traffic along Hoosick Road and that the CDTC should be notified of the application as soon as possible when it is submitted. Mr. Bonesteel stated that the applicant should

include all traffic impact information when the full application is submitted. Member Tarbox noted that there is already an Urgent Care clinic almost directly across the street from the project site and asked if there was a need for another medical building. Mr. Freitag stated that the second proposed building could be either a medical building or retail building, and based on the nearby Urgent Care clinic, the applicant is more interested in the second building being retail, but is keeping both options open. Chairman Oster asked if the proposed restaurant would have sit-down dining or just a drive-thru. Mr. Hill stated that the restaurant he is in discussions with offers both sit-down dining and a drive-thru, but that it would be primarily sit-down dining. Mr. Bonesteel asked what the project's stormwater plan would be. Mr. Hill stated that the site is difficult for stormwater management due to being at the bottom of a slight downhill, so the project would likely feature underground basins at the front of the combined lot. Member Stancliffe stated that pedestrian connection to the sidewalk along Hoosick Road has been required of recent projects in the area and should be considered here as well. Chairman Oster asked if there was any possibility of a secondary access road at the rear of the site. Mr. Freitag stated that it would be difficult due to having to cross other parcels to get to the nearest road, and grade differences. Member Stancliffe asked if the plan was for the applicant to own both buildings and lease them to the tenants. Mr. Freitag confirmed that was the plan. Chairman Oster asked if the applicant had reached out to any other larger sit-down restaurants as opposed to just fast-food restaurants. Mr. Hill stated that he had investigated a bigger restaurant at the site, but that the market for bigger restaurants is difficult right now due to several factors, such as continued concerns over Covid-19 and inflation, and fewer people are going out to bigger restaurants right now. Mr. Freitag and Mr. Hill stated that they are currently continuing development of the site plan and full application. This matter is not placed on any upcoming agenda.

The index for the February 16, 2023 regular meeting is as follows:

1. Santoro – minor subdivision (approved).
2. Rau – waiver of subdivision (March 2, 2023).
3. Reiser – waiver of subdivision (March 2, 2023).
4. Hill – sketch plan.

The proposed agenda for the March 2, 2023 regular meeting is currently as follows:

1. Rau – waiver of subdivision.
2. Reiser – waiver of subdivision (tentative).