

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD DECEMBER 21, 2023

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

ABSENT was LINDA STANCLIFFE.

ALSO PRESENT were MICHAEL McDONALD, 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 November 16, 2023 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Henderson, the draft minutes of the November 16, 2023 regular meeting were unanimously approved without amendment.

Chairman Oster noted that there had been no meeting on December 7, 2023.

Chairman Oster stated that while Maries Muse, LLC had been on the agenda for the current meeting, a representative from the applicant had contacted the Town earlier in the day and requested that the matter be taken off the present agenda and placed on the agenda for the Planning Board's first meeting in January 2024. Chairman Oster stated that additional traffic information had been submitted since the last meeting and asked Mr. Bonesteel to summarize that traffic data for the Planning Board. Mr. Bonesteel stated that he had sent Creighton Manning's second round of comments, which were based on recent changes to the plans, to the applicant. Mr. Bonesteel

stated that comments had also been received from NYS Department of Transportation (DOT) concerning McChesney Avenue, specifically that changing the traffic light at the intersection of McChesney Avenue and Hoosick Road from a three-way to four-way traffic light may require further changes to McChesney Avenue. Mr. Bonesteel stated that all traffic information should be sent to Rensselaer County and Bill Bradley in the Town Water Department. Mr. Bonesteel also stated that the applicant had submitted a Stormwater Pollution Prevention Plan (SWPPP), that the proposed plan identifies poorly draining soils on the site, and that the SWPPP should also be sent to Bill Bradley. Member Henderson asked for clarification on certain traffic issues, such as traffic backups and deliveries to the site. Chairman Oster also asked for clarification on the comments concerning backups onto McChesney Avenue. Mr. Bonesteel stated that he was still reviewing all comments and agreed that all traffic issues must be addressed by the applicant. This matter is placed on the January 4, 2024 agenda for further deliberation.

The Planning Board discussed two items of new business.

The first item of new business was a waiver of subdivision application submitted by Henry Reiser for property located at 10 Plante Lane. Henry Reiser was present to review the application. Mr. Reiser stated that he had been before the Planning Board earlier in the year with an application for a lot line adjustment, but that he was no longer pursuing that application. Mr. Reiser stated that since he had last been before the Planning Board, he had been deeded additional land near his property, and that he was now seeking a new lot line adjustment to merge that additional land that had been deeded to him into the land he previously owned. Mr. Reiser stated that there were currently three lots, Lot 12 of an existing subdivision, a lot at the back of the parcel, and remaining land, and that there would still be three lots after the proposed lot line adjustment. Mr. Reiser reviewed the existing driveway that would be used for access, that the lot line adjustment would

result in a safer road, and that the lot line adjustment would consolidate 300 remaining acres that he owned. Chairman Oster stated that he had discussed the application with the Town Building Department and that the tax map ID numbers and acreage of the three proposed new lots were not on the map submitted with the application. Mr. Reiser stated that that information had been added to the latest map he had submitted. Chairman Oster stated that there had been some questions concerning the application from earlier in the year as to ownership of the parcels Mr. Reiser was looking to subdivide and asked if the Planning Board was able to proceed with this application from a legal standpoint concerning ownership of the parcels. Attorney Gilchrist stated that he would review the issue of legal ownership of the parcels. Member Tarbox noted that Lot 12 was 8.5 acres, that the remaining land was 300+ acres, and asked if a new Lot 13 was being created as a result of the proposed lot line adjustment. Mr. Reiser reiterated that no new lots were being created as a result of the lot line adjustment. Member Mainello asked how existing Lot 13 of the subdivision was accessed previously. Mr. Reiser stated that it was landlocked previously. Member Mainello noted that the “remaining land” had no lot number as part of the existing subdivision. Mr. Reiser confirmed that the remaining land had no lot number as part of the existing subdivision, stating that the first 12 lots had been cut out for the subdivision when it was approved, and that the remaining land had been labelled on the site map without a lot number. The Planning Board and Mr. Reiser reviewed the map submitted earlier in the year and map submitted with the current application. Mr. Reiser reviewed how each of the three lots would be accessed, showing that all three lots would have frontage on Plante Lane. Chairman Oster asked if the application should be considered a waiver or a subdivision amendment since it involved an existing subdivision. Attorney Gilchrist stated that he would review that issue. This matter is placed on the January 4, 2024 agenda for further deliberation.

The second item of new business was a site plan application submitted by Justin Haas for property located along NYS Route 7 and Carroll's Grove Road. Justin Haas was present to review the application. Mr. Haas stated that he is seeking to build self-storage units on the property. Chairman Oster asked if storage was an allowable use on that parcel according to the Brunswick Zoning Law. Mr. McDonald stated that he would review the issue. Member Tarbox asked what type of storage was being proposed. Mr. Haas stated that he was proposing to build metal buildings which would house storage units, not individual storage containers. Mr. Haas also stated that he had operated another storage location in Lansingburgh also had metal buildings on the site. Attorney Gilchrist stated that upon review of the Brunswick Zoning Law, self-storage units were an allowed use on the site, but in addition to site plan review, a special use permit would also be required. Member Tarbox asked if the entire area would be paved. Mr. Haas confirmed that the area where the metal buildings would be built would be paved. Member Tarbox asked how stormwater would be addressed on the site if it was paved. Mr. Haas stated that his project engineer would address the stormwater issue. Chairman Oster asked if there would be any greenspace left on the parcel. Mr. Haas stated that there would be some greenspace between the paved area and Route 7. Member Tarbox asked how the parcel would be accessed. Mr. Haas stated that the parcel would be accessed by a driveway off Carroll's Grove Road. Chairman Oster asked if anything else was planned for the parcel, such as the parking of large vehicles or trailers. Mr. Haas stated that no parking was planned for the parcel, but could happen in the future, and that if there was parking on the site in the future, it would be along Carroll's Grove Road, not Route 7. Member Henderson asked if the site would be lit at night. Mr. Haas confirmed that the site would be lit at night, and would have security cameras, fencing, and an access-control gate. Chairman Oster asked what the size of the storage units would be. Mr. Haas stated that there would be two sizes: 10 feet by 10

feet, and 10 feet by 20 feet. Chairman Oster asked if chemicals would be stored at the site. Mr. Haas stated that no chemicals would be stored at the site, and that it was specifically stated in the contracts with those renting the units that storage of chemicals was not allowed. Chairman Oster asked if gas would be kept in cars stored at the site. Mr. Haas stated that any vehicles stored at the site would be required to drain all fuel before storing the vehicle. Mr. Bonesteel stated that the applicant would be adding a lot of impervious surface of the site and that stormwater would be a major issue. Member Tarbox stated that the Planning Board needed to see information on how the storage units would be placed near Route 7 where there is a drop-off. Mr. Bonesteel agreed, stating that topography needed to be added to the site plan. Member Henderson asked what color the buildings would be. Mr. Haas stated that there was no set color for the buildings, but that the location he had in Lansingburgh had red and white buildings. Chairman Oster asked Mr. Haas if he was buying the lot. Mr. Haas confirmed that he would be buying the lot, pending approval of his application. Member Tarbox asked if the applicant also needed to go before the Zoning Board. Attorney Gilchrist stated that the applicant did not need to go before the Zoning Board if all setbacks and lot coverage limitations were met. Member Henderson asked how many total storage units were being proposed. Mr. Haas stated that inside all the buildings he was proposing to build, there would 210 storage units. This matter is placed on the January 4, 2024 agenda for further deliberation.

The index for the December 21, 2023 regular meeting is as follows:

1. Reiser – waiver of subdivision (January 4, 2023).
2. Haas – site plan (January 4, 2023).

The proposed agenda for the January 4, 2023 regular meeting is as follows:

1. Maries Muse, LLC – site plan.
2. Reiser – waiver of subdivision.
3. Haas – site plan.