

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 18, 2024**

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

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 draft minutes of the January 4, 2024 regular meeting were reviewed. Member Stancliffe noted that on the last line of page 4, the word “no” should be between “be” and “indoor.” Upon motion of Chairman Oster, seconded by Member Stancliffe, the draft minutes of the January 4, 2024 regular meeting were unanimously approved subject to the noted correction.

The first item of business on the agenda was a waiver of subdivision application submitted by Henry Reiser for property located off Plante Lane. Henry Reiser was present to review the application. Chairman Oster stated that the applicant had submitted a new waiver of subdivision application earlier that day, and that the previous waiver of subdivision that the Planning Board had reviewed at the December 21, 2023 and January 4, 2024 meetings had been withdrawn. Mr. Reiser then reviewed the new application and site map, stating that he was only seeking a lot line adjustment with the current application, that Lot 12 on the site map would be decreasing from

approximately 71 acres to approximately 8 acres, that the “remaining lands” on the site map would be increasing to approximately 314 acres, that Lot 12 would now only use one driveway instead of two, and that there would be no construction involved with the lot line adjustment. Chairman Oster asked if a pond on the site map would be on Lot 12 or the “remaining lands” if the waiver were approved. Mr. Reiser stated that the pond would be with the “remaining lands” if approved. Member Mainello asked about a dark line shown on the site map near the proposed new lot line of Lot 12. Mr. Reiser stated that the dark line represented a stone wall on the property. Member Tarbox asked if Lot 12 would have access to Plante Lane if the waiver were approved. Mr. Reiser stated that Lot 12 would not have access to Plante Lane if the waiver were approved, and that access would be limited to one driveway off NYS Route 351. Member Tarbox noted that the site map referenced a deed and asked for clarification on that deed. Mr. Reiser reviewed the note on the site map. Chairman Oster asked if Lot 12 would have access to Penny Royal Lane if the waiver were approved. Mr. Reiser stated that Lot 12 would not have access to Penny Royal Lane if the waiver were approved, and reiterated that access would be limited to one driveway off NYS Route 351. Member Stancliffe asked whether the utility line on Lot 12 was privately-owned. Mr. Reiser stated that the utility poles near the site were owned by National Grid, then the power lines went underground and that the underground lines were privately owned. Mr. Bonesteel asked Mr. Reiser if he had an easement for utilities on the site. Mr. Reiser stated that he was not sure, but assumed so. Mr. Bonesteel asked about the length of the one driveway that Lot 12 would use off NYS Route 351. Mr. Reiser stated that the driveway was approximately 1,500 feet. Mr. Bonesteel asked if the driveway had pull-offs for emergency vehicles. Mr. Reiser confirmed that there were pull-offs for emergency vehicles, then reviewed where the pull-offs were on the site map. Mr. Bonesteel asked about the width of the deeded area for the Lot 12 driveway as shown on the site map. Mr. Reiser

stated that the deeded area had a minimum width of 60 feet, and was wider in certain areas as well. There were no further questions or comments from the Planning Board. Member Mainello made a motion for a negative declaration on the project under SEQRA, which was seconded by Member Henderson. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. There were no conditions on the application. Chairman Oster made a motion to approve the waiver of subdivision application, which was seconded by Member Kreiger. The Planning Board voted unanimously to approve the waiver of subdivision application.

The second item of business on the agenda was a site plan application submitted by Justin Haas for property located along NYS Route 7 and Carroll's Grove Road. No one was present for the applicant. Mr. Golden stated that after reviewing the site and application, there may be an issue with the proposed setbacks regarding the metal buildings proposed for the site. Mr. Golden stated that the applicant was waiting for additional information from NYS Department of Transportation (DOT) before submitting additional documents. This matter is tentatively placed on the February 1, 2024 agenda for further deliberation.

The Planning Board discussed one item of new business.

The one item of new business was an amendment to a previously-approved special use permit proposed by Zachary Froio for property located at 502 Pinewoods Avenue. Chairman Oster stated that Mr. Froio had submitted a letter to the Planning Board, dated November 14, 2023, requesting the amendment. Chairman Oster reviewed the special use permit for the Planning Board, stating that the special use permit was for the sale of firearms from Mr. Froio's home, and that a condition of the approval was that Mr. Froio only receive firearms from distributors and ship them to customers, not have anyone pick up firearms from his home. Chairman Oster stated that Mr. Froio now seeks "to allow at least one customer per week" to pick up firearms at his house,

which is also his place of business. Chairman Oster asked if an application for an amendment to the previously-approved special use permit had been submitted. Mr. Golden stated that no such application had been filed. This matter is adjourned until an application is filed.

The index for the January 18, 2024 regular meeting is as follows:

1. Reiser – waiver of subdivision (approved).
2. Haas – site plan (February 1, 2024).
3. Froio – amendment to special use permit (adjourned without date).

The proposed agenda for the February 1, 2024 regular meeting is as follows:

1. Haas – site plan (tentative).