

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD FEBRUARY 15, 2024**

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

ABSENT were DONALD HENDERSON and KEVIN MAINELLO.

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 February 1, 2024 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Kreiger, the draft minutes of the February 1, 2024 regular meeting were unanimously approved without amendment.

The first item on the agenda was an application for an amendment to a major subdivision submitted by Jim Cillis for property located on the east side of Cole Lane. Russ Reeves, P.E. was present to review the application. Mr. Reeves stated that the project had been before the Planning Board previously and that the applicant was now prepared to move forward with the project. Mr. Reeves stated that the applicant had done additional site investigation since the project was first submitted, including test holes for stormwater and a proposed cul-de-sac. Mr. Reeves stated that there were well-drained soils present on the site, that there was an existing culvert on the site that needed to be replaced, that 14 residential lots and one lot for stormwater were being proposed, that

the site had public water, and that each lot would have a private septic system, subject to approval by Rensselaer County. Mr. Reeves also asked that the Planning Board consider scheduling a public hearing on the application. Chairman Oster stated that he had compiled an extensive folder of documents and previous meeting minutes related to the project before the meeting and reviewed the history of the project for the Planning Board. Chairman Oster stated that the project was first before the Planning Board in 2007-2008, when the applicant applied for two waivers, one for the number of lots on a cul-de-sac dead end road and one for road specifications, both of which were granted by the Town Board at its meeting in January 2008. Chairman Oster noted that these initial waivers were granted 16 years ago and asked if they were still valid or if they needed to be reviewed by the Town Board. Attorney Gilchrist stated that he would need to investigate that issue. Chairman Oster stated that he had visited the site earlier that day and asked if a drainage culvert had been replaced as it looked like there was a strip of new pavement across the road. Mr. Reeves stated that it was his understanding that the culvert had not been replaced, but needed to be. Chairman Oster asked if a Stormwater Pollution Prevention Plan (SWPPP) had been submitted. Mr. Bonesteel stated that he did not have a SWPPP. Mr. Reeves stated that the SWPPP was still being completed, that deep test holes had been dug on the site showing well-draining soils, and that recharge will be relied on for this project. Mr. Bonesteel stated that the SWPPP needed to comply with current Town regulations, not the regulations of 2008. Chairman Oster asked if the SWPPP would need to be submitted before a public hearing. Mr. Bonesteel confirmed that the SWPPP should be submitted before the public hearing so he could review it, and so the SWPPP could also be reviewed by the Planning Board members and the public. Member Stancliffe asked if Lot 15 on the site map, which was the lot designed for stormwater, would discharge across private property. Mr. Reeves stated that Lot 15 would receive stormwater from other sections of

the subdivision, creating a formal area to collect stormwater and discharge it into the recharge basin. Mr. Bonesteel stated that he would need to review the SWPPP and the site's stormwater discharge with Bill Bradley from the Town Water Department. Member Stancliffe asked if the road-grade percentage for the roads on the site were acceptable. Mr. Reeves stated that he could review that issue. Mr. Bonesteel asked who would maintain the stormwater facilities on the site. Mr. Reeves stated that he expected the Town to take over those facilities. Attorney Gilchrist stated that he would review the issue of the Town taking the stormwater facilities on the site with Mr. Bonesteel and Mr. Bradley, and that it was likely that a drainage district would need to be formed, which would require a map, plan, and report with a petition to form the drainage district, all of which would need to be submitted to the town. Chairman Oster asked for clarification on the previously mentioned road-grade issue. Mr. Reeves addressed the area that may accommodate negative pitch on the site map. Chairman Oster asked if Cole Lane was a Town road. Mr. Golden confirmed that Cole Lane is a Town road. Member Stancliffe stated that the applicant should check the map notes on the total area of the project site for consistency. Mr. Reeves stated that he would review the map notes. Chairman Oster asked if the applicant would have the SWPPP ready by the next meeting. Mr. Reeves stated that he was not sure. Chairman Oster stated that the SWPPP would be needed before a public hearing could be scheduled. Mr. Bonesteel stated that the applicant should update the Environmental Assessment Form (EAF) as well. Attorney Gilchrist stated that the Town Board should be added as an involved agency for the drainage district. This matter is placed on the March 7, 2024 agenda for further deliberation.

The Planning Board discussed two items of new business.

The first item of new business was a site plan proposal from Rifenberg Construction, Inc. for property located at 1173 Hoosick Road, at the intersection with Brick Church Road. Travis

Rosencranz, P.E., from Creighton Manning Engineering, and Brian McGrath, from Rifenberg, were present to review the project. Mr. Rosencranz stated that Rifenberg was proposing two projects on the same parcel: the expansion of an existing building and the construction of a staging area. Mr. Rosencranz stated that the building would be 100 feet by 60 feet, that the project site was a 27-acre parcel entirely owned by the applicant, and that the staging area site was currently grass with no trees, meaning that there would be no tree cutting as part of the project. Mr. Rosencranz stated that the parcel is zoned commercial, and that the applicant will not be seeking a variance from the Zoning Board as the proposal meets all zoning requirements. Mr. Rosencranz stated that the majority of the work done on the site would be done in the staging area, which would include the storage of vehicles and construction equipment. Mr. Rosencranz discussed the stormwater plan for the staging area and overall site, stating that a SWPPP had been prepared. Mr. Rosencranz also stated that light analysis would be provided for the proposed lighting on the site. Chairman Oster noted that the applicant had been before the Planning Board previously with a site plan application that included mineral removal from the site. Mr. Rosencranz confirmed that a site plan had been submitted to the Planning Board back in 2008, but that the project had been abandoned and was not part of the current proposal. Mr. Rosencranz stated that the current application before the Planning Board was for improvements to the front part of the parcel directly off Hoosick Road, and that there would not be any off-site exporting of mineral. Chairman Oster asked what would happen to the Rifenberg building on NYS Route 278 if the current application moved forward. Mr. Rosencranz stated that the applicant planned to move its operation to the Hoosick Road site and the Route 278 site would no longer be used. Member Tarbox noted that there was a lot of proposed grading on the site. Mr. Rosencranz confirmed that grading would be done, which would balance the site, and that there would be no off-site exporting of material from the site. Member Tarbox

asked if there was a water line on the property. Mr. Rosencranz confirmed that a water line is present on the site, and stated that the project would require a limited relocation of the water line for the expansion of the building on the site. Mr. Rosencranz stated that the plan needed to be refined and that the applicant wanted to get the plan before the Planning Board as soon as possible for further review and comment. Chairman Oster asked how many trucks were expected at the project site. Mr. Rosencranz stated that it would be the same number of trucks that the Route 278 site currently sees, as well as 60-70 total pieces of equipment, which may not be on-site all at once. Chairman Oster asked if the traffic pattern of trucks would be the same as the Route 278 site. Mr. Rosencranz confirmed that it would be the same traffic pattern. Chairman Oster asked if a traffic study would be required. Mr. Bonesteel stated that the Planning Board should have a report on the movement of trucks/equipment in and out of the site onto Hoosick Road. Mr. Bonesteel also stated that the traffic information should identify the number of vehicles generated and ingress/egress, then determine if additional traffic analysis was needed. Member Stancliffe asked if there would be screening on the site, such as vegetation. Mr. Rosencranz stated that none was proposed, but that issue could be reviewed. Member Stancliffe stated that there were two residences off-site that would need to be examined for visual impact, and that the applicant would need to consider where houses were in relation to truck and equipment storage. Member Tarbox stated that an Agricultural Data Statement would be required. Mr. Rosencranz stated that one had already been submitted. Mr. Rosencranz also stated that the staging area would be gravel, not paved. Mr. Bonesteel stated that he would need to recuse himself from this matter when the application was filed due to working with Rifenberg on another project. Attorney Gilchrist stated that the Planning Board would need to retain a separate review engineer for the matter. Chairman Oster stated that the Planning Board had retained Laberge Group Engineering in the past. Attorney Gilchrist stated that

he would contact Laberge for review and an estimate of fees for escrow. Member Stancliffe asked if any bathrooms would be added to the site. Mr. Rosencranz stated that there was an on-site septic system, but that there were no plans available for it and that the applicant was researching that issue. Mr. Rosencranz also stated that there were no plans to expand the current septic system on the site at this time. This matter is placed on the March 7, 2024 agenda for further deliberation.

The second item of new business was a proposal for a site plan amendment submitted by Les McDermott for property located at 807 Hoosick Road. Mr. Golden stated that Mr. McDermott was seeking to amend the previously-approved site plan to allow for a rifle range to be installed on the site, specifically that four 40-foot-long shipping containers would be placed on the property to be used as a rifle range. Mr. Golden discussed issues with the proposal, most notably noise and safety, and that there were many questions that needed to be addressed by Mr. McDermott. This matter is adjourned until an application is filed.

The index for the February 15, 2024 regular meeting is as follows:

1. Cillis – amendment to major subdivision (March 7, 2024).
2. Rifenberg – site plan (March 7, 2024).
3. McDermott – amendment to site plan (adjourned without date).

The proposed agenda for the March 7, 2024 regular meeting is as follows:

1. Cillis – amendment to major subdivision.
2. Rifenberg – site plan.