

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 7, 2024**

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

ABSENT were DONALD HENDERSON 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 February 15, 2024 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Tarbox, the draft minutes of the February 15, 2024 regular meeting were unanimously approved without amendment.

The first item on the agenda was an application for a site plan amendment submitted by Park East Ventures, Inc. for property located at 1173 Hoosick Road, at the intersection with Brick Church Road. Travis Rosencranz, P.E., from Creighton Manning Engineering, was present to review the project. Chairman Oster stated that there was a question to whether the application was an amendment to a previously-approved site plan or a new site plan application. Attorney Gilchrist stated that the Building Department had been able to locate the record on two site plan applications previously submitted by the applicant, in 1991 and 2009; that the applicant is proposing to add to the existing building that Capital Tractor Company sold to Rifenberg Construction in 1991; that a

site plan was required for the facility in 1991; that an application for site plan was approved in 2009, but was not pursued and is not being pursued at this time; and that the current application is therefore an amendment to the site plan approved in or about 1991. Mr. Rosencranz agreed that the current application was an amendment to the 1991 site plan and apologized for any confusion. Member Tarbox asked if a public hearing would be necessary. Attorney Gilchrist stated that whether to hold a public hearing was at the discretion of the Planning Board. Chairman Oster clarified that the current application was not connected to a site plan application submitted by the applicant in 2009. Mr. Rosencranz reviewed the updated site plan set, traffic data, and line-of-sight profiles, all of which had been submitted since the last Planning Board meeting. Mr. Rosencranz stated that concerning the line-of-sight, the ground features of the project would not be visible from neighboring parcels, but that equipment on the site would be visible, and that the applicant would add a vegetative barrier to mitigate the visibility of the equipment for neighboring properties, which would be added to the site plan. Mr. Rosencranz reviewed traffic data, specifically the actual vehicle and equipment data anticipated for the site amendment. Mr. Rosencranz also reviewed the three entrances to the site, stating that one would be an entrance-only for construction traffic, one would be an exit-only for construction traffic, and one would be an entrance and exit for regular traffic. Chairman Oster discussed the traffic counts listed in the traffic data, asking if some of the traffic from the existing site on NYS Route 278 was already turning onto Hoosick Road. Mr. Rosencranz confirmed that the number of vehicles mentioned in the traffic data was not a total new count of expected vehicles for this location, and that the data also listed changes in direction for some traffic. Member Stancliffe asked how the three specific entrances to the site would be regulated, asking how construction traffic would be prevented from using the entrance for regular traffic only. Mr. Rosencranz stated that the entrances would be well

marked and that the goal would be to limit trucks to entering only through the southern entrance and exit only through the northern entrance. Chairman Oster asked if there was any intent to work with the New York State Department of Transportation (DOT) on a turn lane at the entrance to the site for trucks. Mr. Rosencranz stated that adding a turn lane into the site was not currently being considered. Member Tarbox asked what the start time would be on the site. Mr. Rosencranz stated that work would be at 6:00 AM, and that 90% of the traffic will have left the site prior to rush hour in the morning. Member Tarbox noted that there is a lot of equipment at the back of the applicant's current site on NYS Route 278, and asked if that equipment would be moved to the site on Hoosick Road. Mr. Rosencranz stated that most of that equipment had already been moved to the new location, or scrapped. Chairman Oster asked if Planning Board members could visit the site, and Mr. Rosencranz confirmed that they could. Member Stancliffe asked if the application needed to be sent to Rensselaer County. Attorney Gilchrist stated that it would need to be sent to the Rensselaer County Planning Department when the application is deemed complete. Chairman Oster noted that while a public hearing was not mandatory, he recommended a public hearing be held, specifically due to the traffic data. The other Planning Board members agreed. Chairman Oster asked if the applicant wanted to be on the agenda for the next meeting. Mr. Rosencranz stated that he was not sure if that would be enough time to address engineering comments, which had not been received yet, but asked that the application be tentatively placed on the agenda. This matter is tentatively placed on the March 21, 2024 agenda for further deliberation.

The second item on the agenda was a site plan application submitted by Justin Haas for property located along NYS Route 7 and Carrolls Grove Road. Justin Haas was present to review the application. Chairman Oster asked the applicant if he had an application concerning the property currently before the Zoning Board of Appeals as well. Mr. Haas confirmed that he had

an application for area variances before the Zoning Board, and that a public hearing on that application was scheduled for the next Zoning Board meeting. Chairman Oster noted that the Planning board could continue to review the site plan application, but could not act until the Zoning Board acted on the variance requests. The Planning Board discussed procedure for reviewing the application, including that a public hearing on the application before the Planning Board would be needed as well. Chairman Oster stated that there were issues concerning stormwater, specifically the retention pond on the site. Mr. Bonesteel stated that it was difficult to review the site map without topography or contours shown. The Planning Board reviewed the original and updated site maps, neither of which had topographic information shown. The Planning Board noted that topography on the site plan was required. Chairman Oster asked if a special use permit would be needed. Attorney Gilchrist reviewed the use table in the Brunswick Zoning Law, and confirmed that a special use permit is required. Member Stancliffe asked if any stormwater information had been submitted. Mr. Bonesteel stated that he had no stormwater information, and that a Stormwater Pollution Prevention Plan (SWPPP) and information on the retention pond would be required. Member Stancliffe asked why a new driveway was being proposed for the site instead of using the existing access driveway. Chairman Oster stated that an updated site plan should locate the new driveway and add sight distances. Chairman Oster asked Mr. Bonesteel what specific stormwater requirements were needed. Mr. Bonesteel stated that since the project would be disturbing more than one acre of land, a full SWPPP would be required, and that he would need enough information to confirm that the proposed stormwater facilities would work on the site. Mr. Bonesteel stated that he had previously spoken to the applicant's engineer to discuss the basics of the application, and that the engineer should contact him to specify what further information would be needed. Mr. Bonesteel also stated that the entire site would be disturbed due to laying blacktop down across

the entire site. Chairman Oster confirmed that the application was not complete. This matter is tentatively placed on the March 21, 2024 agenda for further deliberation.

The Planning Board discussed one item of new business.

The one item of new business was brought up by Mr. Golden concerning a potential waiver of subdivision for property located at 4164 NYS Route 2. Mr. Golden stated that there was an existing medical building on the property, that the applicant wanted to divide the 10-acre parcel into an 8-acre parcel and a 2-acre parcel, that the medical building would be on the 2-acre lot, that the 8-acre remainder lot would be vacant and have frontage on NYS Route 2, and that the applicant was a potential buyer of the property. The Planning Board discussed the existing septic system on the property and stated that it would need to be identified so it would not be affected by a potential lot line adjustment. Attorney Gilchrist asked if there was a prior zoning issue with the parcel. Mr. Golden stated that the parcel had been rezoned so the medical building could be built on the lot, but that he was not aware of any other zoning issues with the parcel. Attorney Gilchrist asked that the Building Department investigate the historical record for the site. This matter is adjourned without date subject to the filing of an application.

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

1. Park East Ventures – amendment to site plan (March 21, 2024).
2. Haas – site plan (March 21, 2024).

The proposed agenda for the March 21, 2024 regular meeting is as follows:

1. Park East Ventures – amendment to site plan (tentative).
2. Haas – site plan (tentative).