

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 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 April 4, 2024 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Stancliffe, the draft minutes of the April 4, 2024 regular meeting were unanimously approved without amendment.

Chairman Oster began by addressing the fourth item on the agenda, which was a site plan application submitted by Maries Muse, LLC for property located at 727-737 Hoosick Road and 4 Mohawk Avenue. No one was present for the applicant. Mr. Bonesteel stated that a second round of traffic report comments had been prepared and submitted to the applicant, and that the applicant was waiting for comments from NYS Department of Transportation (DOT). Chairman Oster stated that the applicant had requested to be placed on the agenda for the next Planning Board meeting. This matter is placed on the May 2, 2024 agenda for further deliberation.

The Planning Board then returned to the scheduled agenda.

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. No one was present for the applicant. Chairman Oster stated that Laberge Group, the Town-designated engineer for this matter, had sent comments to the applicant, which the applicant was currently responding to. This matter is placed on the May 2, 2024 agenda for further deliberation.

The second item on the agenda was a site plan application submitted by Justin Haas for property located at the corner of NYS Route 7 and Carrolls Grove Road. No one was present for the applicant. Mr. Golden stated that the applicant had an application for area variances currently before the Zoning Board, that the applicant was present at the Zoning Board meeting on April 15, and that the Zoning Board had requested additional information from the applicant at that meeting. Attorney Gilchrist stated that a public hearing on the area variances application had been opened at the Zoning Board's March 18 meeting, that the public hearing was kept open at the March 18 meeting, that the Zoning Board had taken additional comments and closed that public hearing at its April 15 meeting, that the Zoning Board requested further information from the applicant, that the further information requested included additional information on the project's stormwater plan, and that the Zoning Board had requested comments from Mr. Bonesteel concerning the project's stormwater plan via written letter or memorandum. Mr. Bonesteel stated that the project did not have a stormwater plan, so he could not comment on it. Mr. Bonesteel stated that the applicant indicated that he did not want to incur the expense of preparing a full stormwater plan until he knew the variances would be granted and the project was approvable. Mr. Bonesteel also stated that he had previously discussed the project with the applicant's engineer, but that the project's

engineer had contacted him a few days earlier to inform him that she was no longer retained by the applicant for the project. This matter is adjourned without date.

The third item on the agenda was an application for a site plan amendment submitted by Nicole LaMora for property located at 1632 Hoosick Road, the Brunswick Veterinary Hospital. Michael Robertson, of Lansing Engineering, and Nicole LaMora were present to review the application. Mr. Robertson stated that the applicant was seeking to expand both the square footage of the existing building and the number of parking spaces on the site. Mr. Robertson stated that the applicant was seeking to have 38 parking spots on the site, where 31 parking spaces are required under the Town Code. Chairman Oster stated that the application had been referred to the Rensselaer County Bureau of Economic Development and Planning for review, and that the Town had received a letter dated April 4 stating that the project will not have a major impact on County plans and that local consideration shall prevail. Chairman Oster stated that the application had also been sent to the Center Brunswick Fire Company, and that the Town had received a letter from the Fire Company stating that it had no concerns with the expansion of the building and parking area. Copies of both letters were handed to Mr. Robertson. Mr. Robertson stated that the stormwater analysis requested at the last meeting by Mr. Bonesteel had been done and submitted to Mr. Bonesteel, that Mr. Bonesteel had reviewed the stormwater analysis and submitted comments to the applicant, and that the applicant had adjusted the site plan based on those comments and resubmitted the site plan and written responses to Mr. Bonesteel's comments earlier that day. Chairman Oster stated that the Planning Board had discussed whether to hold a public hearing on this application, which could be done at the discretion of the Planning Board, at its April 4 meeting and determined that the amendment was not significant enough to require a public hearing. Mr. Bonesteel reviewed the written responses and updated site plan submitted that day, stated that all

of his comments were addressed on the updated site plan and revised stormwater plan, and that while he had no further comments on the stormwater plan, he required additional time to review all submitted site plan and stormwater updates since he was looking at the updated plans for the first time. Chairman Oster asked if the Planning Board could act on the application with the condition that the applicant must address and comply with all final engineering comments. Attorney Gilchrist stated that it was within the Planning Board's discretion to do that. Member Tarbox asked if there was an apartment on the second floor of the building. Mrs. LaMora stated that there was an employee break room on the second floor, not an apartment, and that a deck had been added off the breakroom a few years earlier. There were no further questions or comments from the Planning Board. Member Tarbox made a motion for a negative declaration on the project under SEQRA, which was seconded by Member Petersen. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. Chairman Oster stated that a condition on the application should be that approval was subject to compliance with all final engineering review comments. Member Mainello made a motion to approve the application subject to the stated condition, which was seconded by Member Petersen. The Planning Board voted unanimously to approve the site plan amendment application subject to the stated condition.

The Planning Board discussed one item of new business.

The one item of new business was two applications, for an amendment to a previously-approved site plan and a special use permit, submitted by Tom Chenaille for property located at 20 Tybush Lane. Mr. Golden stated that Erez Zohar was the property owner and that a letter was included with the application consenting to Mr. Chenaille representing him in this matter. Mr. Golden stated that the applicant was seeking to add 23 storage units to an existing self-storage facility. Member Tarbox stated that he needed to recuse himself from this application as he lived

adjacent to the project site. Mr. Bonesteel stated that if there was over one acre of disturbance, then a Stormwater Pollution Prevention Plan (SWPPP) would be required. Mr. Golden stated that it did not appear to be disturbing more than one acre of land. Mr. Golden also stated that the application was in compliance with the Town's setback requirements, and that self-storage was an allowable use in the Business Light Overlay zoning district. This matter is placed on the May 2, 2024 agenda for further deliberation.

The Planning Board discussed two items of old business.

The first item of old business was an application for a special use permit amendment submitted by Zachary Froio for property located at 502 Pinewoods Avenue. Chairman Oster stated that the Town received an amended application increasing the number of customers the applicant could have at his house from one per week to three per week, all by appointment only, and only one per day. Chairman Oster also stated that the Town had received a response from the Rensselaer County Bureau of Economic Development and Planning stating that the project will not have a major impact on County plans and that local consideration shall prevail. A public hearing on this application is scheduled for May 2, 2024 at 7:15pm or as soon thereafter as may be heard.

The second item of old business was a minor subdivision application submitted by Henry Reiser for property located on Tybush Lane (Tax Map No. 82.-2-12.2). Chairman Oster stated that the Planning Board had requested at its April 4 meeting that the entire parcel from which the proposed lot is to be divided be shown on the subdivision plat, but that a review of the Town regulations allows the plat to show only the part of the parcel from which the lot is to be divided, and that there was no assurance that Rensselaer County would accept a plat showing only a portion of the parcel for filing, but that it would not be a Town issue at that point. Chairman Oster stated

that the submitted plat was satisfactory for a public hearing. A public hearing on this application is scheduled for May 2, 2024 at 7:00pm.

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

1. Maries Muse, LLC – site plan (May 2, 2024).
2. Park East Ventures – site plan amendment (May 2, 2024).
3. Haas – site plan (adjourned without date).
4. LaMora – site plan amendment (approved subject to condition).
5. Chenaille – site plan amendment and special use permit (May 2, 2024).
6. Froio – special use permit amendment (May 2, 2024).
7. Reiser – minor subdivision (May 2, 2024).

The proposed agenda for the May 2, 2024 regular meeting is as follows:

1. Reiser – minor subdivision (public hearing to commence at 7:00pm).
2. Froio – special use permit amendment (public hearing to commence at 7:15pm).
3. Maries Muse, LLC – site plan.
4. Park East Ventures – site plan amendment.
5. Chenaille – site plan amendment and special use permit.