

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD SEPTEMBER 19, 2024

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

ABSENT was J. EMIL KREIGER.

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 first item of business on the agenda was the applications for site plan and special use permit submitted by Justin Haas for property located at the corner of NYS Route 7 and Carrolls Grove Road. Matt Bond, P.E., of Hart Engineering, was present to review the applications. Chairman Oster stated that a public hearing was held on the applications at the last Planning Board meeting on September 5, that written responses to all comments made at the public hearing would be required, and that written responses had not yet been submitted by the applicant. Mr. Bond stated that he had received a comment letter from Mr. Bonesteel concerning the project's stormwater pollution prevention plan (SWPPP) earlier that day and that he was preparing written responses to both the comments made at the public hearing and Mr. Bonesteel's letter. Mr. Bond stated that he had discussed additional screening along the southern property line of the site with the applicant, and asked what the Planning Board's preference was for where the vegetation should

be located. Member Stancliffe stated that a consistent line of vegetation along the southern property line would be best, along with keeping the existing vegetation, which is located in a triangular area depicted on the plan, in place. Mr. Bonesteel stated that he had no significant comments concerning the project's SWPPP, but that there were a number of minor comments to be addressed by the applicant. Mr. Bonesteel asked if any test pits had been done for the pocket pond on the site, which would be used for stormwater. Mr. Bond confirmed that testing had been done, and that he would submit test pit data to the Planning Board. Chairman Oster reviewed photos submitted by the applicant of the building style and color, as well as the fencing and plantings, and asked the other Planning Board members if there were any questions on the photos. The Planning Board members had no questions on the photos. Mr. Bond stated that the updated plan would show an alternate location for the entrance gate to the site, and that he anticipated that the updated plan would be submitted the following week. Chairman Oster stated that the Town had received a letter 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. This matter is placed on the October 3, 2024 agenda for further deliberation.

The second item of business on the agenda was the applications for a waiver of subdivision and minor subdivision submitted by Henry Reiser for property located at 25 Penny Royal Lane. Jessica Tenzer, Mr. Reiser's daughter, was present to review the applications. Ms. Tenzer stated that an updated plat had been submitted since the last Planning Board meeting with the revisions requested by the Planning Board, including removing shading on the map and references to easements, and adding plat notes concerning the merger of parcels in one deed for the remaining lands of Lot 4. Chairman Oster asked if Lot 2 of the Grey Ledge subdivision on Penny Royal Lane was part of the prior subdivision approval. Ms. Tenzer confirmed that it was. Chairman Oster asked

if the applications were complete for the purpose of holding a public hearing. Mr. Bonesteel stated that he saw no outstanding issues from a technical standpoint and that the plat was sufficient for a public hearing. Member Tarbox asked what the width of the pole area was for each flag lot. Mr. Bonesteel stated that it was approximately 50-60 feet. A public hearing on these applications is scheduled for October 17, 2024 at 7:00pm.

There was no new business to discuss.

The Planning Board discussed one item of old business.

The one item of old business was the Colton Ridge major subdivision application submitted by Paramount Building Group of NY for property located at the northeast corner of Spring Avenue Extension and Creek Road. Matt Bond, P.E., of Hart Engineering, was present to review the application. Chairman Oster asked if the applicant had increased the number of lots on the site. Mr. Bond stated that an updated plat had been submitted with the same number of lots, but that the applicant was requesting a referral to the Town Board for the number of lots on a cul-de-sac road, as the applicant is requesting 17 lots, which is more than is allowed on a cul-de-sac road. Chairman Oster asked if the project met the density requirements listed in the Brunswick Zoning Law. Mr. Bond stated that he was aware of the density requirements, but that those requirements would be the subject of further discussion as he had reviewed the issue with the Building Department, but needed clarification on the requirements from the Town. Attorney Gilchrist stated that the interpretation of the Brunswick Zoning Law was under the jurisdiction of the Building Department, not the Planning Board. Mr. Bond stated that the applicant was seeking the referral to the Town Board due to seeking a variance for the number of lots on a cul-de-sac road. Attorney Gilchrist stated that the request for a referral to the Town Board was premature until the density matter had been determined by the Building Department. Mr. Bond and the Planning Board had a

general discussion concerning the lot layout and driveway connections to the proposed cul-de-sac road. Member Stancliffe asked about the utility easement and ownership of the easement shown on the plat. Mr. Bond stated that he would review that issue with the surveyor. This matter is placed on the October 3, 2024 agenda for further deliberation.

The index for the September 19, 2024 regular meeting is as follows:

1. Haas – site plan and special use permit (October 3, 2024).
2. Reiser – waiver of subdivision and minor subdivision (October 17, 2024).
3. Paramount Building Group – major subdivision (October 3, 2024).

The proposed agenda for the October 3, 2024 regular meeting is as follows:

1. Haas – site plan and special use permit.
2. CVE North America – waiver of subdivision, site plan, and special use permit.
3. Paramount Building Group – major subdivision.

The proposed agenda for the October 17, 2024 regular meeting currently is as follows:

1. Reiser – waiver of subdivision and minor subdivision (public hearing to commence at 7:00pm).