

# **Planning Board**

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

## **MINUTES OF THE PLANNING BOARD MEETING HELD NOVEMBER 21, 2024**

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

ALSO PRESENT was MICHAEL McDONALD, Brunswick Building Department.

Chairman Oster reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the November 7, 2024 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Petersen, the draft minutes of the October 17, 2024 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was the applications for site plan and minor subdivision submitted by Maries Muse, LLC for property located at 727-737 Hoosick Road and 4 Mohawk Avenue. Tim Freitag, from Bohler Engineering, and Colton Hill were present to review the applications. Mr. Freitag presented a new plan for a significant update to the project. Mr. Freitag stated that since the applicant had last been before the Planning Board on September 5, there had been continued State Environmental Quality Review Act (SEQRA) review, and that the applicant had met with Mr. Bonesteel and Bill Bradley from the Town Water Department at the site to review stormwater issues. Mr. Freitag stated that there had been a change to the use/mixed-use development on the site, specifically that Chick-fil-A had dropped out as the fast-food

restaurant on the western portion of the site, that the applicant was now proposing to develop a retail store with gasoline sales on the western portion of the site. Mr. Freitag stated that the drive-thru restaurant and retail store on the eastern portion of the site had not changed. Mr. Freitag stated that the proposed 7,000 square foot building with a canopy that had been proposed for the Chick-fil-A on the western portion of the site was now proposed to be a 7,000 square foot retail building with gas dispensers. Mr. Freitag reviewed the layout of the site on the new plan, including an access driveway, and stated that traffic circulation through the site would remain the same. Mr. Freitag stated that there would be “hot spot” changes for stormwater due to petroleum storage on the site, and that the applicant would amend the stormwater pollution prevention plan (SWPPP) to reflect this. Mr. Freitag stated that all technical reports would also be updated, and he did not expect much to change from those initial reports. Mr. Freitag stated that two concerns that the Planning Board had brought up with the proposed Chick-fil-A, stacking of cars and being a destination location, would not exist under the revised plans, and that the proposed retail store with gas pumps would be more of a drive-by location. Mr. Freitag stated that the proposed tenant for the western portion of the site was a chain called QuickChek, which was based in the Kingston and Saugerties area and served coffee, food, and convenience store amenities in addition to gasoline. Mr. Freitag stated that QuickChek did not have any locations in the area yet, but had been exploring expanding into the area for some time. Mr. Freitag stated that the QuickChek building would not have a drive-thru and that 49 parking spaces were proposed. Mr. Freitag stated that the applicant would submit updated reports when the amended application was submitted. Chairman Oster noted that extensive traffic studies had been done in connection with the project so far, and asked if the new traffic light and improvements to the intersection between Hoosick Road and McChesney Avenue were still proposed. Mr. Freitag stated that those improvements

would likely still be proposed, but wanted to complete the updated traffic report before confirming. Chairman Oster asked to confirm that there was no drive-thru now proposed for the western portion of the site. Mr. Freitag confirmed that a drive-thru was no longer proposed for the western portion of the site, but that a drive-thru was still proposed for the restaurant proposed for the eastern portion of the site. Member Henderson asked who the tenants were for the eastern portion of the site. Mr. Freitag stated that a Chipotle restaurant and a mattress store were proposed for the eastern portion of the site. Chairman Oster asked if there would be outdoor sales at the proposed QuickChek. Mr. Freitag stated that he was not sure and would review that issue, but that outdoor sales of propane were possible. Member Stancliffe asked about one section on the plan that was separately identified, but unlabeled. Mr. Freitag stated that the section was where vacuum stations were proposed. Member Stancliffe asked about pedestrian access and possible walkways onto the site. Mr. Freitag stated that the applicant was thinking of redesigning pedestrian access to the site. Chairman Oster noted that the eastern portion of the site was proposed to have greenspace along Hoosick Road, and asked if the western portion of the site could be pushed back in order to have the same amount of greenspace. Mr. Freitag stated that he would ask the applicant to consider that option, but noted that the site was constrained by the property behind the western portion of the site. Chairman Oster noted that 49 parking spaces were proposed and asked how many parking spaces were required under the Town Code. Mr. Freitag stated that 27 spaces were required based on the size of the building, and that 49 spaces were proposed according to QuickChek standards. Chairman Oster noted that fewer parking spaces should allow the building on the western portion of the site to be moved back. Mr. Freitag noted that the site must have enough room to allow truck deliveries. Member Stancliffe stated that the applicant should submit information on the truck turning movements on the site. Chairman Oster asked where dumpsters would be placed, and how

snow removal would be handled. Mr. Freitag pointed out on the plan where dumpsters would be placed, and stated that he would further review snow removal. Member Tarbox asked if there would be pedestrian access to the site along Hoosick Road coming up from Troy. Mr. Freitag confirmed that there would be and pointed it out on the plan. Member Mainello asked if there would be pedestrian access to the site along Mohawk Avenue. Mr. Freitag stated that Mohawk Avenue was very steep, and that building a sidewalk along the road was an option, but would present maintenance issues in light of the grade. Member Mainello asked about elevation differences on the site. Mr. Freitag stated that there would be a 10-foot retaining wall along Hoosick Road and a 6-foot retaining wall at the back of the site. Chairman Oster asked if there would be fencing at the retaining walls. Mr. Freitag stated that there would be a guardrail and fencing on the Hoosick Road side, and fencing at the rear of the site. Chairman Oster asked if the entrance to the site on Mohawk Avenue would be two-way. Mr. Freitag confirmed that it would be. Member Tarbox asked for clarification on the stormwater issues on the site. Mr. Freitag stated that additional stormwater treatment would be required on the site due to the storage of petroleum on the site. Chairman Oster asked if this proposal was moving forward and that the Chick-fil-A restaurant proposal was fully off the table. Mr. Hill stated that the applicant would be progressing with the current proposal as the application. Mr. Freitag agreed, adding that the intent was to formally amend the application and resubmit it by the end of the month. Mr. Freitag also stated that SEQRA review needed to be completed. Attorney Gilchrist stated that the Planning Board needed to see the amended application to determine if the SEQRA Lead Agency Coordination Notice needed to be recirculated to involved and interested agencies. Chairman Oster asked if gas pump nozzles would be on both sides of the proposed gas pumps. Mr. Freitag confirmed that they would be. Chairman Oster asked if the number of proposed gas pumps could be reduced. Mr.

Freitag stated that QuickChek had analyzed the site and determined that six gas pumps were necessary, but that he would raise the issue with the applicant. Chairman Oster asked if there needed to be gas pumps on the site in order to operate. Mr. Freitag confirmed that QuickCheck required gas pumps to operate on the site. This matter is placed on the December 19, 2024 agenda for further deliberation.

The Planning Board discussed one item of new business.

The one item of new business was a waiver of subdivision application submitted by Chad Murphy and Erin Murphy for property located at 100 Hudson Drive. No one was present to review the application. The Planning Board generally reviewed the map and proposed building lot to be created by the waiver, which was proposed to have frontage on Hudson Drive. Chairman Oster noted that the new lot was proposed for a dead-end road and asked how houses were currently on the road. Mr. McDonald stated that he would determine how many houses were currently on the road. Chairman Oster stated that the Planning Board needed information on well and septic on the proposed new lot and existing adjacent lot. Attorney Gilchrist stated that the Short Environmental Assessment Form (EAF) submitted with the application stated that private well and septic were proposed. Chairman Oster stated that the private well and septic needed to be added to the site map. Member Stancliffe stated that the Short EAF also stated that there were wetlands on the site, and that information on those wetlands needed to be submitted. This matter is placed on the December 5, 2024 agenda for further deliberation.

The Planning Board discussed two items of old business.

The first item of old business discussed was the applications for a waiver of subdivision, site plan, and a special use permit submitted by CVE North America, Inc. for property located at 511 McChesney Avenue Extension. Chairman Oster stated that Mr. Bonesteel had sent an estimate

for the escrow account, and that the applicant would be funding that account. Chairman Oster also stated that a wetlands and watercourse report had been sent to Mr. Bonesteel. This matter is adjourned without date.

The second item of old business discussed 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. Chairman Oster stated that a recommendation to the Town Board had been adopted by the Planning Board at its last meeting. Chairman Oster noted that the application was not brought up at the last Town Board meeting on November 14. Attorney Gilchrist stated that the applicant had requested to be on the agenda for the next meeting. This matter is placed on the December 5, 2024 agenda for further deliberation.

The index for the November 21, 2024 regular meeting is as follows:

1. Maries Muse, LLC – site plan and minor subdivision (December 19, 2024).
2. Murphy – waiver of subdivision (December 5, 2024).
3. CVE North America – waiver of subdivision, site plan, and special use permit (adjourned without date).
4. Paramount Building Group – major subdivision (December 5, 2024).

The proposed agenda for the December 5, 2024 regular meeting is currently as follows:

1. Murphy – waiver of subdivision.
2. Paramount Building Group – major subdivision.

The proposed agenda for the December 19, 2024 regular meeting is currently as follows:

1. Maries Muse, LLC – site plan and minor subdivision.