

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 20, 2025

PRESENT were LINDA STANCLIFFE, ACTING CHAIRPERSON, DONALD HENDERSON, J. EMIL KREIGER, DAVID TARBOX and ANDREW PETERSEN.

ABSENT were RUSSELL OSTER and MICHAEL CZORNYJ.

ALSO PRESENT were KEVIN MAINELLO, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Acting Chairperson Stancliffe reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the March 6, 2025 regular meeting were reviewed. Upon motion of Acting Chairperson Stancliffe, seconded by Member Henderson, the draft minutes of the March 6, 2025 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was the Colton Ridge major subdivision application submitted by Paramount Building Group of NY for property located at the northeast corner of Spring Avenue and Creek Road. Matt Bond, P.E., of Hart Engineering, was present to review the application. Mr. Bond stated that the Rensselaer County Department of Health had reviewed the proposed septic system for the project and had made comments on the system, which the applicant was currently addressing. Mr. Bond stated that the applicant was also in the process of addressing comments from Mr. Bonesteel. Acting Chairperson Stancliffe asked about the status of a construction exemption for mining from NYS Department of Environmental Conservation

(DEC). Mr. Bond stated that he had spoken with DEC concerning the construction exemption and that DEC was deferring on any determination regarding that construction exemption until the major subdivision application was acted upon by the Planning Board. Mr. Bonesteel stated that he had reviewed the plans and made comments on the project's proposed extension of a water line and drainage district. Mr. Bonesteel stated that a stormwater pollution prevention plan (SWPPP) and stormwater design information had been submitted. Mr. Bonesteel stated that no exterior lighting was proposed for the site. Member Tarbox noted that the local Fire Department usually requires a light at the entrance to a new road. Mr. Bond stated that the local Fire Department had already reviewed the plans and had only requested the relocating of fire hydrants on the site. Acting Chairperson Stancliffe asked if there would be a water line loop on the site. Mr. Bond stated that there would not be a water line loop, and that the water main along Spring Avenue Extension that would serve as a loop connection is located in Poestenkill, not Brunswick. Member Tarbox asked if four lots located off the proposed cul-de-sac would each have their own water connection. Mr. Bond confirmed that they would. Acting Chairperson Stancliffe asked about the water line for the lot directly off Spring Avenue Extension. Mr. Bond stated that the water line for that lot would connect to the water main on Spring Avenue Extension. Member Tarbox asked if Bill Bradley from the Town Water Department had reviewed the plans. Mr. Bond confirmed that Mr. Bradley had reviewed the plans. Member Tarbox asked about a house proposed for the single lot located off Spring Avenue Extension. Mr. Bond stated that it was an approximately 5-acre lot, which was an adequate area for a house. Member Tarbox asked if that house off Spring Avenue Extension would have a septic system. Mr. Bond stated that the Rensselaer County Department of Health had reviewed that issue and that the applicant would be responding to comments on it. Attorney Gilchrist asked if the project's grading plan, including the amount of material being removed from

the site, had been submitted and reviewed. Mr. Bonesteel stated that he had requested that information as well. Mr. Bond stated that NYS DEC had requested that information as well and that while the grading plan had not been finalized, the preliminary estimate is approximately 400,000 cubic yards of material being removed from the site. Member Tarbox asked how much material was brought onto the Hannaford site on Lord Avenue. Mr. Bonesteel stated that approximately 40,000 cubic yards was brought onto the site, not taken off. Mr. Bonesteel stated that the applicant needed a plan for scheduling, truck traffic, truck route, days and hours of operation, and destination for that much material. Acting Chairperson Stancliffe asked what would happen if the Planning Board approved the major subdivision, but NYS DEC did not subsequently grant the construction exemption for mining. Attorney Gilchrist stated that if NYS DEC would not make a determination on a construction exemption for mining until after the Planning Board acts, then the Planning Board may need to presume that a mining permit is required under NYS DEC regulations, as the amount of material being removed exceeds the amount requiring a NYS DEC mining permit. Attorney Gilchrist also stated that if that was the case, then the Environmental Assessment Form (EAF) would need to be amended and re-circulated. Mr. Bonesteel asked if 30 days had passed since the SEQRA Notice of Lead Agency had been sent to all involved and interested agencies. Attorney Gilchrist noted that the Notice had been sent on February 21 and that 30 days had not passed yet. Mr. Bonesteel asked if any responses to the Notice had been received by the Town. Mr. Mainello stated that no responses had been received. The Planning Board then reviewed the Full EAF submitted by the applicant. Mr. Bonesteel noted that Section D(2), on page 4 of the Full EAF, stated that no excavation, mining or dredging was proposed, and that NYS DEC permit requirements did not list a mining permit. Mr. Bond stated that he would respond to comments from Rensselaer County Department of Health and Mr. Bonesteel, and the mineral

removal and grading issues. This matter is placed on the April 3, 2025 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 CDP Hills, LLC & Wolf Hills Ranch, LLC for property located at 110 Lord Avenue. Lucas Richardson, PLS was present to review the application. Mr. Richardson stated that the application applies to one parcel currently owned by Mary and Carl Stowell that is divided by Belair Lane, and that the applicant was seeking a lot line adjustment, specifically to divide off 1.45 acres from the Stowell parcel to be transferred and merged into the adjacent land owned by the applicant. Attorney Gilchrist asked if the applicant's property was part of a planned development district. Mr. Richardson stated that he believed it was, but that he was not sure if the planned development district approval had expired. Attorney Gilchrist stated that the application needed to be forwarded to the Town Attorney for review, as it may impact the Hudson Hills Planned Development District. Acting Chairperson Stancliffe asked about an existing metal building shown on the lot line on the plan. Mr. Richardson stated that Mary and Carl Stowell were aware of the building, that it was owned by the owner of another adjacent parcel on the other side of the Stowell parcel, and that the encroachment of the metal building onto the Stowell land would need to be addressed. Member Tarbox asked if the lot line adjustment would affect a nearby solar project on Belair Lane. Mr. Richardson stated that it would not. Acting Chairperson Stancliffe asked if topography would be needed on the plat. Mr. Bonesteel stated that topography was not necessary for a lot line adjustment. Member Stancliffe asked if there were any utilities on the land proposed to be transferred. Mr. Richardson stated that there were not. Acting Chairperson Stancliffe stated that the Short EAF was adequate for a waiver of subdivision, but noted that some edits were required.

Mr. Richardson stated that he would review the Short EAF. Acting Chairperson Stancliffe asked if an Agricultural Data Statement was necessary. Mr. Richardson stated that he was told by the Building Department that an Agricultural Data Statement would not be necessary, but that he could provide one if necessary. Attorney Gilchrist stated that he would forward the application to the Town Attorney and coordinate with him on the application. This matter is tentatively placed on the April 3, 2025 agenda for further deliberation.

The Planning Board discussed one item of old business.

The one item of old business 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. Mr. Bonesteel stated that he had submitted a third round of comments to the applicant. This matter is adjourned without date.

The index for the March 20, 2025 regular meeting is as follows:

1. Paramount Building Group – major subdivision (April 3, 2025).
2. CDP Hills, LLC – waiver of subdivision (April 3, 2025).

The proposed agenda for the April 3, 2025 regular meeting is as follows:

1. Paramount Building Group – major subdivision.
2. CDP Hills, LLC – waiver of subdivision (tentative).
3. Maries Muse, LLC – site plan, minor subdivision, and special use permit (tentative).