

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MAY 16, 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 May 2, 2024 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Henderson, the draft minutes of the May 2, 2024 regular meeting were unanimously approved without amendment.

The first item of business 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. Mr. Bonesteel recused himself. Mr. Rosencranz stated that there had been no new submissions since the last Planning Board meeting as the applicant was still responding to review comments from Ron Laberge, the Town-designated engineer for this matter. Mr. Rosencranz reviewed the site's proposed landscaping, parking, storage, striping, and curbing in front of the buildings, as well as future operations at the site and

the use of the buildings. Mr. Rosencranz summarized the proposal as Rifenberg Contracting would be coming onto the site, Park East Ventures would be staying on the site, and Sharon Springs Construction would be leaving the site. Chairman Oster stated that he had visited the site recently and was concerned with what the display area and parking area would look like. Mr. Rosencranz stated that some kind of display area existing at the front of the site with a retaining wall and three light poles had been approved for the site as part of the original application. Chairman Oster asked what was currently planned for the front of the site, and stated that he had no problem with the use of the front of the site, but that the use should be better delineated and shown on the site plan. Member Stancliffe asked about another retaining wall on the site running east to west that had equipment stored near it, and asked if equipment would continue to be stored there. Mr. Rosencranz stated that equipment was only being stored there temporarily until site improvements were completed. Chairman Oster stated that employee parking was a concern and asked how many employees would be working at the site. Mr. Rosencranz stated that there were four buildings on the site, and that those buildings would have a maximum of eight to ten employees. Chairman Oster asked if trucks would be dispatched from the project site. Mr. Rosencranz stated that trucks would be dispatched from the site, and that driver parking was designated at the rear of the site. Member Tarbox asked if the old Sharon Springs Construction building was currently under renovation and being re-sided. Mr. Rosencranz confirmed that the Sharon Springs Construction building was being renovated, and that it would be used by Rifenberg Contracting, not rented out to another party. Member Tarbox asked if there would be additional rental offices at the site. Mr. Rosencranz stated that there could be up to four offices for rent. Member Henderson asked what the project's phasing, or timeline, was. Mr. Rosencranz stated that the business relocation should be completed within the next 30 days. Member Henderson asked what the state of construction on

the site was. Mr. Rosencranz stated that construction on the building and staging area should be completed next January after a building permit is granted. Member Stancliffe asked what the hours of operation would be. Mr. Rosencranz stated that it would be open 6:00 AM to 5:00 PM for customers, but that the site itself could be open 24 hours a day depending on certain jobs, consistent with the operation schedule at the location on NYS Route 278 in terms of trucks and equipment. Member Henderson asked how many houses were in close proximity to the site as that could be an issue if trucks were to be entering and leaving the site all night. Mr. Rosencranz reviewed the location of neighboring houses on the site map and noted that in general, there would be more truck noise and jake breaks from the traffic along Hoosick Road. Chairman Oster asked when responses to Mr. Laberge's comments would be completed. Mr. Rosencranz stated that he would coordinate with Mr. Laberge and submit a response letter as soon as possible. Mr. Rosencranz also stated that the Planning Board had requested the elevation of the new building, but that the highest point of the new building would be at the rear of an existing building and not visible, and asked the Planning Board to consider waiving the need for a building elevation. Chairman Oster asked if there was enough information to schedule a public hearing. Attorney Gilchrist stated that the Planning Board could deem the application materials to be complete for purpose of scheduling a public hearing, but that final engineering comments should be submitted before the public hearing. Attorney Gilchrist also stated that the application needed to be sent to the Rensselaer County Bureau of Economic Development and Planning. A public hearing on this application is scheduled for June 6, 2024 at 7:00pm.

Mr. Bonesteel returned to the meeting.

The second item of business on the agenda 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. Tom Chenaille was present to review the application. Member Tarbox recused himself. Mr. Chenaille stated that lighting and drainage had been added to the site map as requested at the last Planning Board meeting. Member Stancliffe asked if the proposed new building would be built on land currently used for drainage. Mr. Chenaille stated that the area in question had previously used for drainage, but had since been filled in. Chairman Oster asked if all setbacks were met. Mr. Chenaille confirmed that they were. Mr. Bonesteel asked if there was any fencing on the site. Mr. Chenaille stated that there was not. Mr. Bonesteel asked if the application was proposing any fencing. Mr. Chenaille stated that no fencing was planned. Chairman Oster noted that a Short Environmental Assessment Form (EAF) and an Agricultural Data Statement had been submitted by the applicant. Chairman Oster asked if the application had been sent to Rensselaer County. Mr. Golden stated that it had not been, but that he would send it the next day. Member Stancliffe asked if the gravel road would be extended to be in front of the new storage units. Mr. Chenaille confirmed that the gravel would be extended. Chairman Oster asked Mr. Bonesteel if he had any further comments. Mr. Bonesteel stated that all of his comments had been addressed. A public hearing on this application is scheduled for June 6, 2024 at 7:15pm, or as soon thereafter as may be heard.

Member Tarbox returned to the meeting.

The Planning Board discussed one item of new business.

The one item of new business was a major subdivision application submitted by Paramount Building Group of NY for property located on Creek Road (Tax Map No. 113.-6-29). Chairman Oster stated that the applicant was proposing the subdivision of a 34.02-acre parcel at the corner of Creek Road and Spring Avenue Extension. Chairman Oster stated that 17 residential lots were proposed for the site and that since more than 12 lots were being proposed on a cul-de-sac road,

the applicant would need to apply for a waiver from the Town Board. Chairman Oster noted that two lots had proposed driveways onto Spring Avenue Extension, which is a County-owned road. Chairman Oster also stated that stormwater management would need to be addressed. Mr. Bonesteel noted that a Short Environmental Assessment Form (EAF) had been submitted with the application, but that he would like to see a Full EAF. Mr. Bonesteel noted that there were wetlands on the site, which would impact several lots considering the wetland buffer area. Mr. Bonesteel also stated that information concerning topography would be needed, and that the project would be adjacent to the North Greenbush municipal boundary, so the Town of North Greenbush would need to be informed. Chairman Oster stated that more information would be required before the application could be placed on an agenda. This matter is adjourned without date.

The Planning Board discussed two items of old business.

The one item of old business was a previously-approved site plan application submitted by Zafer Ak for property located at 585 Hoosick Road. Mr. Golden stated that the applicant required an amendment to relocate the proposed sidewalk to the other side of Oneida Avenue. Chairman Oster stated that the applicant needed to file an application for a site plan amendment.

The second 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 applicant contacted the Building Department stating that he would not be able to attend the current meeting or the next meeting on June 6, and asked to be placed on the agenda for the second meeting in June. This matter is placed on the June 20, 2024 agenda for further deliberation.

The index for the May 16, 2024 regular meeting is as follows:

1. Park East Ventures – site plan amendment (June 6, 2024).
2. Chenaille – site plan amendment and special use permit (June 6, 2024).
3. Paramount Building Group – major subdivision (adjourned without date).
4. Golden Grain Pizza – site plan (adjourned without date).
5. Froio – special use permit amendment (June 20, 2024).

The proposed agenda for the June 6, 2024 regular meeting is as follows:

1. Park East Ventures – site plan amendment (public hearing to commence at 7:00pm).
2. Chenaille – site plan amendment and special use permit (public hearing to commence at 7:15pm).

The proposed agenda for the June 20, 2024 regular meeting is currently as follows:

1. Froio – special use permit amendment.