

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 21, 2019

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, DONALD HENDERSON, LINDA STANCLIFFE, J. EMIL KREIGER, 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, noting that the Sharpe Road subdivision application is removed from this meeting agenda.

The draft minutes of the March 7, 2019 meeting were reviewed. Upon motion of Member Henderson, seconded by Member Peterson, the minutes of the March 7, 2019 meeting were unanimously approved without amendment (Chairman Oster abstaining as being absent from the March 7 meeting).

The first item of business on the agenda was the major subdivision application submitted by Robert Irwin for property located on Menemsha Lane. The applicant proposed a 6-lot major subdivision. Rod Michaels, Licensed Land Surveyor, of RDM Land Surveyors, was present for the applicant. Mr. Michaels reviewed the responses the applicant has made to the engineering review letter dated March 5, 2019, including the addition of contour lines to the subdivision plat; additional delineation of the wooded areas and water courses on the subdivision plat; location of culverts on Menemsha Lane; the existence of the cemetery on the property is located, together

with a proposed easement for access; that there are no covenants or restrictions currently being proposed for the subdivision; and that a Full Environmental Assessment Form has now been submitted on the application. Concerning the cemetery on the property, Chairman Oster noted that an email from Town Historian Zankel, dated March 18, 2019 had been received, and read the email into the record. Mr. Michael stated that the applicant will be preparing language about use restrictions for the area of the cemetery, and that the area of the cemetery would be located completely within one of the proposed subdivided lots with the provision of an access easement from the public road. Attorney Gilchrist noted that the applicant will be required to coordinate with the New York State Historic Preservation Office, as the Environmental Assessment Form for the project does note that the project site is located in or adjacent to an area designated as sensitive for archeological sites on the SHPO archeological site inventory. Mr. Bonesteel provided comments, noting that 5-foot contours had been added to the subdivision plat; that he had gone to the project site with the updated subdivision plat with contours to further review the concern regarding lots 5 and 6, and the ability to develop these lots as building lots as well as locate driveways for sight distance purposes. Mr. Bonesteel stated that there is a 50-foot setback from the front lot line as this property is located in the R-40 Zoning District, and that there is a concern on lots 5 and 6 regarding building areas as well as compliance with driveway slope requirements. Mr. Michael stated that there are appropriate building locations on these lots, but it may necessitate longer driveways to the top of the hill, but that he will need to meet the 10% grade for driveways and that this could be done with proper design, and will likely require the existing contours to be followed and the driveway to have switchbacks. Chairman Oster asked what would happen if it is determined that the lot is not buildable. Attorney Gilchrist stated that the lot could be buildable with significant grading, so that it would not be appropriate to identify the lot as “non-buildable”,

but rather a map note could be added identifying grades and required compliance with all Town of Brunswick rules and regulations concerning lot grading, building requirements, and driveway grade requirements. Mr. Michael agreed, and stated that he would prepare proposed driveway locations and work on appropriate plat notes. Mr. Bonesteel stated that a schematic could be submitted showing approvable driveway locations to the Planning Board, even though this application constitutes a non-realty subdivision. Mr. Bonesteel addressed sight distance issues on proposed driveways, and found that traveling in an east-bound direction on Menemsha Lane, the driveway sight distances appear to be adequate; driving in a west-bound direction on Menemsha Lane, there may be an issue concerning sight distance for driveways because there is a significant vertical curve, and this issue may be particularly acute regarding proposed lot 4. Mr. Michael stated that he could propose a driveway location for the lots which would maximize sight distance. Member Tarbox stated that he did have concerns regarding sight distances for these driveways, and that the Planning Board should require sight distance calculations for proposed lots 4, 5, and 6. Mr. Michael stated that he will locate proposed driveway locations on each lot, and sight distance information will be provided. Mr. Bonesteel and Member Stancliffe then reviewed the accuracy and completeness of responses on the Full Environmental Assessment Form. Mr. Michael stated that the Environmental Assessment Form will be amended to address these comments. Following discussion, it was determined that this matter will be placed on the April 4 agenda for further discussion and review, at which time completeness for scheduling a public hearing may be discussed.

Two items of new business were discussed.

The first item of new business discussed was a minor subdivision application submitted by Liz Reynolds for property located adjacent to Bulson Road and Tambul Lane. Brian Holbritten,

Licensed Land Surveyor, was present for the applicant. Mr. Holbriiter explained that this matter had previously been before the Planning Board on sketch plan review, that he had the opportunity to review this with Ms. Reynolds, that changes had been made to the subdivision proposal, and that the formal application has now been filed for minor subdivision. Mr. Holbriiter stated that the applicant is proposing a total of four lots, and the application does constitute a non-realty subdivision. Mr. Holbriiter stated that lot 1 is proposed to be 9.5 acres in size, and will have 60 feet of frontage of Tambul Lane and 78 feet of frontage on Bulson Road, and that both Tambul Lane and Bulson Road could be utilized for driveway locations; lot 2 is 2.54 acres, and has approximately 400 feet of frontage on Tambul Lane; lot 3 is 53.87 acres, and is located almost entirely on the easterly side of Bulson Road, and includes all of the land on the eastern side of Bulson Road except for an existing barn, which will be included as part of lot 4; lot 4 will be a lot of 13.7 acres total, including 8.62 acres on the north side of Tambul Lane, 3.08 acres on the south side of Tambul Lane, and 2 acres on the east side of Bulson Road. Lot 4 will constitute the lands retained by Reynolds, on which her existing home is located. Member Stancliffe had a question regarding the location of a powerline corridor through the property. Mr. Holbriiter stated that this is a transmission line which goes up to the Callanan Quarry, and that the powerline located through proposed lot 3 has adequate height so that access is not impaired. Member Tarbox asked whether the lower area on the large lot on the east side of Bulson (lot 3) is wet, and whether a driveway could be installed off of Bulson Road. Mr. Holbriiter stated that a driveway could be located there, but would likely require a culvert. Mr. Bonesteel asked about the grades for lot 1. Mr. Holbriiter stated that there is a 15–20 foot drop on lot 1 access off of Bulson Road, but that the access off of Tambul Lane is relatively flat and the buildable area is relatively flat for lot 1. The Planning Board also discussed the grade of the property for proposed lot 3. Following general discussion on the

subdivision proposal, it was determined that this matter will be placed on the April 4 agenda for further discussion, allowing the Planning Board members and Mr. Bonesteel to further review the subdivision proposal.

The second item of new business discussed was an application to amend the site plan for the Hoffman Car Wash located on Hoosick Road. Marty Andrews of Hoffman Car Wash was present for the applicant. Mr. Andrews explained that Hoffman was proposing to install two pay stations at the rear of the property in the location of the entrance to the automated tunnel car wash. Mr. Andrews reviewed the proposal, which includes relocating an existing curbed area to the rear of the property, installing two lanes with gates at the pay station location, which will then funnel into the single lane automated tunnel car wash. Mr. Andrews stated that the intent here was to speed up the service, and be able to circulate cars better on the site, and that this concept has been used at other locations by Hoffman and proven to be very effective in terms of traffic circulation on the site. Member Stancliffe inquired about the access lane off of Hoosick Road, and how cars would be funneled down to the pay stations rather than cutting across the lot prior to reaching the new curbed area. Mr. Andrews stated that a chain would be used during business operations that will direct cars to the pay station area. Mr. Andrews reiterated that the intent is to reduce the backup of cars waiting for service. Member Henderson asked about the radius of the new curbed area. Mr. Andrews stated that it would be the same as the radius of the current curbing area, that it would simply be relocated, and that this will be reviewed by the fire department. Mr. Bonesteel reviewed the proposed width of the lanes, and inquired whether they were adequate. Mr. Andrews stated that the same lane width had been used at other locations without incident, and they are successful in improving traffic flow. Member Kreiger inquired about cars accessing the site for other services than the automated tunnel car wash, including the vacuums, and asked if there was

enough room to swing around the pay stations to access the vacuums. Mr. Andrews stated that they have not experienced any issues with cars being stuck in the line for the automated tunnel car wash at other locations, and do not anticipate any issues on this site. Mr. Bonesteel confirmed that mountable curbs would be used for the curbing in the location of the proposed pay stations. Chairman Oster inquired of Mr. Bonesteel and the Planning Board members whether this would be considered a significant or major change to the existing site plan. Mr. Bonesteel stated that in his opinion, the circulation of the cars would be substantially the same, that the applicant is not adding any additional buildings, that the applicant is not proposing to change any use on the property, and that he would consider this amendment to be minor. The Planning Board members agreed, and it was determined that a public hearing will not be required in connection with this proposed amendment. Member Tarbox wanted to confirm that the greenspace calculations would still remain compliant. Mr. Andrews stated that the greenspace would be comparable to existing, and that the greenspace is greater than is required under Brunswick's Code. Chairman Oster asked, given the intent of this change is to increase car circulation, if this will result in any potential stacking of cars looking to exit the site after leaving the automated tunnel car wash. Mr. Andrews stated that there is adequate stacking area for exiting the site onto Hoosick Road, and that no issues are anticipated, and that Hoffman has not encountered any stacking problems at the other locations where the automated pay stations have been installed. This matter is placed on the April 4 agenda for further discussion, with direction that the applicant must submit an Environmental Assessment Form, and the application needs to be referred to the Rensselaer County Planning Department for review and recommendation.

It is noted for the record that two residents were present at the meeting, and had inquiries regarding the status of the Sharpe Road subdivision and that they had concerns regarding that project review.

Chairman Oster also discussed with the Planning Board that the Ace Hardware store located on Hoosick Road did make inquiry with the Brunswick Building Department concerning adding a canopy to the rear of the building over an area which had already been improved with a concrete pad, and that he had consulted with the Brunswick Building Department as well as Attorney Gilchrist, and the Building Department has determined that the addition of the canopy does not require an amendment to the site plan but rather the project will only require building permit compliance at the Brunswick Building Department.

The index for the March 21, 2019 meeting is as follows:

1. Irwin - Major subdivision - April 4, 2019;
2. Reynolds - Minor subdivision - April 4, 2019;
3. Hoffman - Site plan amendment - April 4, 2019.

The proposed agenda for the meeting to be held April 4, 2019 at 7:00pm currently is as follows:

1. Irwin - Major subdivision;
2. Hoffman - Amendment to site plan;
3. Reynolds - Minor subdivision.