

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD OCTOBER 20, 2016

PRESENT were RUSSELL OSTER, CHAIRMAN, TIMOTHY CASEY, MICHAEL CZORNYJ, FRANK ESSER, DAVID TARBOX, and VINCE WETMILLER.

ABSENT were KEVIN MAINELLO and KAREN GUASTELLA, Brunswick Building Department.

ALSO PRESENT was WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda for the October 20 meeting as posted on the Town signboard and Town website.

The draft minutes of the October 6, 2016 meeting were reviewed. A correction was noted at page 3, line 4, with the name "Shover" changed to "Bonelli". Member Czornyj made a motion to approve the October 6, 2016 meeting minutes subject to the stated correction, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and the October 6, 2016 meeting minutes approved subject to the stated correction.

The first item of business on the agenda was the site plan application submitted by Brunswick Design Group for property located at 74 Farrell Road. The applicant has requested that this matter be adjourned to the November 3 meeting. Chairman Oster did note that the Planning Board is in receipt of a letter from Louise CC Bergendahl, 100 Liberty Road, Troy, New York, concerning this application. The Bergendahl letter is dated October 20, 2016, noting concerns

about potential customers for the storage units not being local residents, and potential impacts to property values. The Bergendahl letter is made part of the record for this site plan application. This matter is placed on the November 3 agenda for further discussion.

The next item of business on the agenda was the preparation of a recommendation on the application by Bank of America for amendment to the Brunswick Square Plaza Planned Development District. The Planning Board members reviewed a draft resolution adopting its recommendation on this application. After further deliberation, the final resolution adopting a negative recommendation on the application to amend the Brunswick Square Plaza Planned Development District by Bank of America was adopted. Chairman Oster directed that the final recommendation be forwarded to the Brunswick Town Board for consideration, with a copy provided to the applicant and property owner of the Brunswick Square Plaza.

The next item of business on the agenda was a discussion on the proposed Town of Brunswick Zoning Law that has been introduced by the Brunswick Town Board. Chairman Oster stated this matter would be discussed at the close of this meeting.

The next item of business on the agenda was the site plan application submitted by Fagan Associates for property located at 767 Hoosick Road. The applicant seeks approval to construct a 1,170 square foot addition to the existing building and add five additional parking spaces to this location. Nick Costa of Advance Engineering was present for the applicant. Mr. Costa reviewed the general layout of the proposed addition to the building as well as the proposed additional five parking spaces on the lot. Mr. Costa stated that the building and expansion will be located on a 1.12-acre site, and that the property owner had acquired an adjacent parcel and will be merging that parcel into the existing building site, which will result in a substantial greenspace area of about 75% of the total merged parcel. Mr. Costa stated that water and sewer connections remain

unchanged. Mr. Costa stated that the property is located in the B-15 Zoning District, and will continue to be used as professional office. Chairman Oster had a question concerning the stormwater plan for the site, and whether the building addition and parking lot addition will result in any revised drainage. Mr. Costa stated that the drainage plan for the site had been previously submitted and reviewed by William Bradley in the Town Water Department, and Mr. Bonesteel concurred that he had reviewed the stormwater plan and finds it adequate. Chairman Oster stated that a public hearing would be required as the Planning Board routinely holds a public hearing on site plan applications along the Hoosick Road corridor. Mr. Bonesteel confirmed that the site plan application is complete for purposes of opening the public hearing. Member Esser had further questions regarding the drainage on the site and site stability. Mr. Bonesteel discussed the stormwater plan, and specifically the use of a level spreader in connection with stormwater control, and concluded that some additional dimensional distances should be added to the plan set to identify stormwater features. Mr. Bonesteel also had a question concerning the location of the water and sewer connections, and Mr. Costa indicated the general location and the water/sewer connection locations will be added to the site plan. It was noted for the record that comments have been received from the Brunswick No. 1 Fire Department on the Fagan Associates site plan, including a request for the installation of a knox box for the building and a copy of the fire suppression system for the building. This matter has been scheduled for public hearing for the November 3, 2016 meeting to commence at 7:00pm.

The next item of business on the agenda was the proposed Cumberland Farms to be located at the intersection of Hoosick Road and Hillcrest Avenue. The application consists of both a site plan application and special use permit application. The special use permit application is currently pending before the Brunswick Zoning Board of Appeals, and is before the Brunswick Planning

Board for recommendation. Stefanie Bitter, Esq., was present for the applicant, together with Jim Gillespie of Bohler Engineering and Wendy Holsberger of Creighton Manning. Attorney Bitter reviewed the proposed project details. Cumberland Farms is proposing to lease a 1.38-acre parcel from Arax Properties, Inc. for the purpose of constructing a 4,786 square foot convenience store together with a 6-pump fuel island. The proposed access is from an existing curb cut on Hoosick Road together with a separate entrance off of Hillcrest Avenue. Attorney Bitter stated that a traffic assessment is being prepared by Creighton Manning, and is nearly complete for review by the Town. Attorney Bitter reviewed the special use permit application requirement under the Brunswick Zoning Code for the proposed filling station, stating that she had appeared before the Brunswick Zoning Board of Appeals at its meeting on October 17 to begin review of the special use permit application. The project is in front of the Planning Board for purposes of obtaining a recommendation on the special use permit application. Chairman Oster confirmed that the matter was on the agenda for consideration of a recommendation on the special use permit application, stated that there were a number of gas stations already existing in the general area, and that the addition of the proposed 6-pump fuel island is not uncharacteristic of that commercial area. Member Wetmiller raised a concern regarding traffic. Attorney Gilchrist noted that the Planning Board should consider traffic issues in connection with their recommendation, as one of the general standards the Brunswick Zoning Board of Appeals will need to determine on the special use permit application is whether the proposal creates undue traffic congestion or creates a traffic hazard. Attorney Bitter introduced Wendy Holsberger of Creighton Manning, who described the traffic impact study preparation undertaken by Creighton Manning for this project. Ms. Holsberger reviewed data collection to date, analysis of trip generation, application of ITE and DOT guidelines, analysis of the Hoosick Road/Hillcrest Avenue intersection, analysis of no-build and

build conditions, and that the report will present the conclusion that the proposed project will have little impact on through-volume on Hoosick Road when considering the existence of the center turning lane on Hoosick Road. Ms. Holsberger did state that traffic volume on Hillcrest Avenue may present a volume issue, but that will be analyzed in the traffic report. The Planning Board members generally discussed the AM/PM peak scenarios, most particularly the AM peak given the existence of the proposed Cumberland Farms on the south side of Hoosick Road which will likely be used primarily by travelers going in a westerly direction on Hoosick Road, stating that entry into the Cumberland Farms may not present an issue but exiting the Cumberland Farms and proceeding in a westerly direction may present a problem. Ms. Holsberger stated that this scenario will be analyzed in the traffic report, but the existence of the center turning lane on Hoosick Road provides a mechanism for completing the left-turn in a westerly direction. Member Wetmiller stated he had a concern regarding impact of the project to residents on Hillcrest Avenue, and questioned whether limiting the exit out of Hillcrest Avenue onto Hoosick Road or providing for signage could address impacts to the Hillcrest residents. Ms. Holsberger stated that while there may be an increase in delay for cars exiting Hillcrest Avenue, the project would not result in a decrease in overall level of service. Planning Board members also discussed percentage of distribution of existing and anticipated new traffic along Hoosick Road between the AM and PM peak hours. Actual traffic counts for both the AM and PM peak for this section of Hoosick Road were reviewed, and compared to lower Hoosick Street as well as AADT volumes. It was determined that the Planning Board members would receive and review the traffic report when completed by Creighton Manning, and that the applicant will work to have that traffic report submitted prior to the November 3 Planning Board meeting. Member Tarbox asked whether there would be any other food vendor in the Cumberland Farms store. Attorney Bitter stated no other

food vendors would be present, only Cumberland Farms. Member Czornyj had a question on outdoor seating being proposed, as well as installation of bollards for safety. Member Tarbox inquired about tractor-trailer deliveries, and whether the site was configured to allow tractor-trailer entry and exit on Hoosick Road only. Mr. Gillespie said that the site layout was configured to allow tractor-trailer delivery with entry and exit on Hoosick Road only. Member Tarbox questioned whether the prior site plan resulting in approval and construction of the current Auto Zone store on the adjacent parcel owned by Arax Properties anticipated traffic generated from a convenience store-type use on this parcel. The record of the prior site plan will be reviewed on that issue. Member Czornyj noted that the Town of Brunswick has not yet heard from NYSDOT on a proposed traffic light installation at the intersection of Lord Avenue and the entrance to the Planet Fitness store in connection with the proposed Aldi Grocery store and Taco Bell construction. Ms. Holsberger stated that the Cumberland Farms project is distinct, and will work with a traffic light or without a traffic light at that intersection. Chairman Oster noted that comments had been received from the Brunswick No. 1 Fire Department concerning the Cumberland Farms project. This matter is placed on the November 3 agenda for further discussion.

One item of new business was discussed.

Ronald Laberge, P.E. of Laberge Group was present on behalf of Golub Corporation in connection with the application to amend the Brunswick Plaza Planned Development District to add a drive-thru pharmacy to the existing Price Chopper, currently pending before the Brunswick Town Board. Mr. Laberge stated that the Brunswick Town Board did refer this application to the Planning Board for review and recommendation, and requested the opportunity to present an overview of the project. Mr. Laberge reviewed the proposed drive-thru pharmacy location on the eastern side of the existing Price Chopper building, stating there would be no loss of greenspace

for the overall PDD site but that there will be a loss of 13 parking spaces in connection with constructing the drive-thru pharmacy window. Mr. Laberge reviewed the proposed traffic pattern, indicating that directional signage can be included. Mr. Laberge reviewed Golub Corporation's coordination with CDTA on its bus stop in that location, and that CDTA has signed off on the concept plan as the drive-thru pharmacy will not affect the turning movements of any of the busses. Member Tarbox raised a concern about the total number of parking spaces for the plaza, and the loss of 13 parking spaces in connection with this proposal. The Planning Board members and Mr. Bonesteel reviewed whether certain spaces in the southeast corner of the Price Chopper building would continue to be functional, and should be included in the total parking count for the plaza. Member Czornyj asked whether the lot located directly in front of the Price Chopper store is shared with all plaza tenants, or whether there was dedicated parking just for Price Chopper. Mr. Laberge stated that the parking spaces in the lot in front of the Price Chopper are available for all retail stores. Member Wetmiller stated that with a change from the Price Chopper to a Market 32 store, Golub Corporation must be expecting more customers which will result in more traffic. The issue of available parking spaces was discussed, including safety in terms of identified travel lanes. The issues of tractor-trailer deliveries, direction of travel lanes, as well as potential stacking in the pharmacy area were discussed. Member Tarbox then stated that the Planning Board would like to see the total parking space count for the plaza checked and updated parking space requirements provided for review. Member Czornyj also stated that larger maps of the proposal should be submitted to the Planning Board members. This matter is placed on the November 3 agenda for further discussion.

Chairman Oster entertained discussion regarding the proposed Town of Brunswick Zoning Law and Zoning Map, noting that the special use permit process is proposed to be moved from the

Brunswick Zoning Board of Appeals and be the responsibility of the Brunswick Planning Board. The Planning Board members generally discussed the relationship of the special use permit review process with the site plan review process. Members of the Planning Board indicated that they are likely to attend the public hearing on the proposed Zoning Law and Zoning Map to be held on October 25.

The index for the October 20, 2016 meeting is as follows:

1. Brunswick Design Group - Site plan - 11/3/2016
2. Bank of America - Recommendation on Brunswick Square Plaza PDD Amendment - Completed and forwarded to Brunswick Town Board
3. Fagan Associates - Site plan - 11/3/2016 (public hearing to commence at 7:00pm)
4. Cumberland Farms - Recommendation on special use permit - 11/3/2016
5. Nigro Group/Golub - Recommendation on Brunswick Plaza PDD Amendment application - 11/3/2016
6. Discussion regarding proposed Brunswick Zoning Law and Zoning Map.

The proposed agenda for the October 20, 2016 meeting currently is as follows:

1. Fagan Associates - Site plan (public hearing to commence at 7:00pm)
2. Brunswick Design Group - Site plan;
3. Cumberland Farms - Recommendation on special use permit;
4. Nigro Group/Golub - Recommendation on Brunswick Plaza PDD Amendment.