

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

MINUTES OF THE PLANNING BOARD MEETING HELD July 21, 2011

PRESENT were CHAIRMAN RUSSELL OSTER, MICHAEL CZORNYJ, GORDON CHRISTIAN, KEVIN MAINELLO, DAVID TARBOX and VINCE WETMILLER.

ABSENT was FRANK ESSER.

ALSO PRESENT were JOHN KREIGER, Code Enforcement Officer, and MARK KESTNER, Consulting Engineer to the Planning Board.

Chairman Oster reviewed the tentative agenda for the meeting, noting that the Snyder site plan has been adjourned to the August 4th meeting upon request of the Applicant.

The Planning Board then reviewed the draft minutes of the July 7, 2011 meeting. The only change to the meeting minutes was that Applicant Jamie Kennelly's name had been misspelled throughout and should be corrected. Upon motion of Member Wetmiller, seconded by Member Tarbox, the minutes were unanimously approved with the change in spelling.

The first item of business on the agenda was the Snyder site plan application. As previously noted the matter was adjourned at the request of the Applicant until the August 4th meeting. According to John Kreiger, the clearing and grading of the driveway had been started, and the excavator believes he can get the driveway down to an 8° grade. The Applicant will get the Planning Board drawings for review.

The second item of business on the agenda was the minor site plan application submitted by Jamie Kennelly for property located on Cooksboro Road near Route 7. The Applicant proposes a four lot subdivision on a 13 acre site. Jamie Kennelly was present on the application.

Mr. Kennelly advised the Planning Board that his engineer did not have the erosion and sediment control plan finished. Mr. Kennelly stated that the Board will have said plan by the August 4th meeting, with the hope of scheduling a public hearing for August 18. Member Czornyj asked if there will be a negative pitch to the driveway. Mr. Kennelly said that a negative pitch on both sides of the driveway will be obtainable, and further said that the Rensselaer County Highway Superintendent has signed off on the driveway sketch plan. Attorney Coan will place the Town of Pittstown on notice of the Kennelly site plan application given that the property abuts the municipal boundary. This matter is placed on the August 4th agenda.

The next item of business on the agenda was the Feathers Furniture site plan application. Applicant, Rob Feathers was present. The Planning Board received drawings handed up at the meeting by the Applicant. Chairman Oster reviewed the drawing for completeness. The Applicant also handed up pamphlets with respect to the dance studio that will be operating at the site. The Applicant advised that additional parking will be created at the back of the building and that the parking plan has been reviewed by the Fire Chief. It is the Applicant's intention to excavate some of the rear slope to provide for the additional parking. Chairman Oster asked if the rear parking would be used by employees, and the Applicant said yes.

The Applicant further described that there would be lighting on the sides and back of the building and that there is existing lighting in the front. Chairman Oster suggested that the lighting should be in the form of downlighting, and Mr. Kestner indicated that he would like to see a picture of the fixtures Applicant intends to install.

Mark Kestner was further concerned that the Fire Chief would want a fire lane along side of the building, but as shown on the plan, the fire lane has been eliminated. According to the Applicant the Fire Chief did not indicate that he wanted a fire lane. The Applicant indicated that

the Fire Chief had driven around the building, but may not have recognized that there will be parking along the side. The Applicant did advise the Board that he intended to remove the fence along the back. Mark Kestner suggested that the existing fence be shown on Applicant's drawing, but being shown as removed.

Member Christian asked what was in the current space to which the Applicant replied nothing; the space is currently empty. The Applicant stated it was a steel structure with no walls. Member Wetmiller asked if the front door would swing out. According to Mark Kestner, the Fire Code requires the front doors on commercial properties to swing out. There will be a window in the door per the Applicant. Mark Kestner asked if there were any overhangs over the doors, and the Applicant said there would be a gutter.

Chairman Oster opined that the parking spaces looked to be about 17'. Mark Kestner indicated that the parking spaces should be 19' x 9'. Member Czornyj asked whether the Applicant could put parking on an angle so as to provide ease of access for fire service. The Planning Board stated that it would like to see angle parking on the right side of the building, but could extend the parking if necessary on the angle around the back. Currently there are two handicap parking spots in the front of Feathers Furniture. John Kreiger will look at the issue of how many handicap spots are required and where they have to be located given the two uses.

The Applicant stated that the main entrance to the dance studio would be the front of the building and that the studio would be used when Feathers Furniture is typically closed.

The Applicant agreed to change the parking to be angled parking with a through driveway around the building. The Applicant will also verify the greenspace percentage and will locate outside lighting on the drawings. In addition, the Applicant will show where the stormwater flows will be on the map. Member Czornyj indicated he would like a light over the

door and on the corners of the building. The Applicant indicated that the loading dock is already lit. The parking areas may be gravel, but the Planning Board wants the area shown on the site plan. In addition, traffic directionals will be painted on the pavement. Member Czornyj stated that if the side entrance will be used for the dance studio, an area in front of the dance studio should be designated as a sidewalk. It was noted that a 4' sidewalk would be acceptable.

The Applicant indicated that requested revisions to the site plan will be supplied to the Planning Board in advance of the public hearing, which the Planning Board scheduled for the 4th of August. Finally, the Applicant will provide the Fire Chief with a copy of the revised drawings.

No new items of business were discussed.

There was one item of old business. With respect to the Farrell Doubleday Estates major subdivision application, it was noted that the application will not go to public hearing on the 4th as the Applicant still needs to conduct hydraulic well testing. The Planning Board further noted that drawdown testing should be done so neighbors will know whether or not they may be affected.

The Planning Board has received referrals from the Zoning Board of Appeals requesting advisory opinions on two appeals filed by Oakwood Property Management, LLC regarding two Notices of Violation issued by the Brunswick Building Department. The Planning Board reviewed the Notices of Violation, the two appeals filed by Oakwood Property Management, and deliberated on the matter. Based on such deliberation, a draft advisory opinion will be prepared for discussion at the August 4 meeting.

The index for the July 21, 2011 meeting is as follows:

1. Snyder – site plan – adjourned until 8/4/11 per Applicant;
2. Kennelly – minor subdivision – 8/4/11;

3. Feathers Furniture – site plan – 8/4/11;
4. Oakwood Property Management, LLC – referral by Brunswick Zoning Board of Appeals for advisory opinion – 8/4/11.

The tentative agenda for the August 4, 2011 meeting currently is as follows:

1. Snyder – site plan;
2. Kennelly – minor subdivision;
3. Feathers Furniture – public hearing on site plan;
4. Oakwood Property Management, LLC – referral by Brunswick Zoning Board of Appeals for advisory opinion.