

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

MINUTES OF THE PLANNING BOARD MEETING HELD September 1, 2011

PRESENT were CHAIRMAN RUSSELL OSTER, MICHAEL CZORNYJ, FRANK ESSER and VINCE WETMILLER.

ABSENT were DAVE TARBOX, KEVIN MAINELLO and GORDON CHRISTIAN.

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

Chairman Oster reviewed the agenda for the September 1 meeting, noting that the Wal-Mart Real Estate Business Trust site plan application has been adjourned to the September 15 meeting at the request of the Applicant, and the New York Light Energy LLC site plan has also been adjourned to the September 15 meeting at the request of the Applicant.

The draft minutes of the August 18, 2011 meeting were reviewed. At page 6, during the discussion of the New York Light Energy LLC site plan application, the fifth line is corrected to note that the total area proposed to be occupied by the solar facilities is 150' x 200'. With that correction noted, Member Wetmiller made a motion to approve the minutes, which motion was seconded by Member Esser. The minutes were then unanimously approved as corrected.

The first item of business on the agenda was the minor subdivision application by Jamie Kennelly for property located on Cooksboro Road. Jamie Kennelly was present on the application. Mr. Kennelly stated that an Erosion and Sediment Control Plan had been prepared and submitted to the Planning Board's engineer, Mark Kestner, PE. Mr. Kestner confirmed that he is in receipt of the Erosion and Sediment Control Plan, and has reviewed that plan and

determined that it was adequate to move the application forward to public hearing, although the full engineering report for the plan needs to be submitted. The Board noted that the subdivision plat has been amended to extend topographic contours off the site property boundaries, that wells have been located, driveway locations for the lots have been identified, and a driveway profile has been provided. Mr. Kennelly noted that the permits issued by Rensselaer County for the driveways do show a negative pitch for each driveway. The Planning Board determined that the County Highway Department should review the driveway constructions for the required negative pitch before the Town of Brunswick issued any CO's for the subject lots. Member Esser inquired whether the wells meet all setback requirements. The Planning Board noted that the wells are under the jurisdiction of the Rensselaer County Health Department, but did note that the wells should be 25' off the property line, and that proposed Lot 3 may need to be amended. Mr. Kennelly stated that he does have adequate room on Lot 3 to address any setback issue. Mr. Kennelly also noted that he anticipated having notice from the Rensselaer County Health Department that his septic plan is in approvable form prior to the next Planning Board meeting. The Planning Board determined that the minor subdivision application is complete for purposes of scheduling the public hearing. Chairman Oster scheduled the public hearing for the September 15 meeting commencing at 7:00 p.m.

Mr. Kreiger noted that there were no items of new business.

One item of old business was discussed. With respect to the Snyder site plan approval for the operation of a kennel at 1802 NY Route 7, which was approved with conditions at the August 18 meeting, Condition #1 noted that the approval was limited to no more than a total of 20 animals at any one time, and limited to dogs, cats, and small caged domesticated animals, a specific definition of which would be investigated and discussed at the September 1 meeting.

Attorney Gilchrist reported that after research, definitions of “domesticated animal” do not provide much specific guidance for future use by the Town, and that a specific listing of the types of animals permitted to be boarded at the kennel would be a better approach. The Planning Board determined that it would contact Mr. Snyder, request that he provide a list of specific animals which he seeks to have boarded at the kennel, and that the matter will be further discussed at the September 15 meeting.

Chairman Oster also noted for the record that he had a meeting with the Rensselaer County Chamber of Commerce concerning pending items in the Town of Brunswick, and that the Chamber noted that it would like to be more involved with commercial development opportunities in the Town of Brunswick.

The index for the September 1, 2011 meeting is as follows:

1. Kennelly – minor subdivision – 9/15/11 (public hearing to commence at 7:00 p.m.);
2. Wal-Mart Real Estate Business Trust – Brunswick Square PDD amendment - site plan – 9/15/11;
3. New York Light Energy LLC – site plan – 9/15/11.

The proposed agenda for the September 15, 2011 meeting currently is as follows:

1. Kennelly – minor subdivision – public hearing to commence at 7:00 p.m.;
2. Snyder – site plan;
3. Wal-Mart Real Estate Business Trust – Brunswick Square PDD amendment - site plan;
4. New York Light Energy LLC – site plan.