

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

**MINUTES OF THE PLANNING BOARD MEETING HELD January 5, 2012**

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

ABSENT was KEVIN MAINELLO.

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

The Planning Board held a public hearing concerning the site plan application by Monolith Solar Associates for the proposed installation of a carport-type solar panel system to be located at the Brunswick Harley Davidson facility on Route 7 (Tax Map No. 91.-4-12.111). Attorney Gilchrist read the Notice of Public Hearing into the record, noting that the public hearing notice had been published in the Troy Record, placed on the Town website, placed on the Town sign board, and mailed to adjoining property owners. The Applicant, represented by Steven Erby, gave a brief presentation of the proposal. Chairman Oster opened the floor for receipt of public comment. Frank Brennanstuhl generally stated that he was in support of the proposal. Hearing no further comment, Chairman Oster closed the public hearing.

The Planning Board then reviewed the draft minutes of the December 15, 2011 meeting. Upon motion by Member Czornyj, seconded by Member Christian, the minutes were unanimously approved as drafted.

The first item of business on the agenda was the site plan application by Monolith Solar Associates. Chairman Oster stated that he had discussed with Mr. Kestner the issue of structural

integrity of the supports for the solar panels in light of the use as a carport. Specifically, Chairman Oster stated that the issue is maintaining the structural integrity of the installation in the event of a vehicle collision with a structural support. Mr. Kestner reported that he had contacted the engineer located in Arizona who had prepared the engineering drawing, and discussed the issue of the structural support in light of potential vehicle collision. The Arizona engineer indicated that updated drawings dated November 2, 2011 together with engineering calculations for the support system had been prepared. Mr. Kestner confirmed that the Town is in possession of the updated drawing and the engineering calculations, and that he could review that with Mr. Kreiger in relation to building permit application review. Mr. Kestner reported that some jurisdictions request that the structural support columns be filled to approximately 4-5' above grade with concrete, rather than requiring any kind of bollard system. Mr. Kestner reiterated that this structural issue could be reviewed and determined at the building permit stage together with Mr. Kreiger and the Brunswick Building Department. Chairman Oster confirmed that this issue can and should be addressed by the Building Department as part of the building permit application process, and that from a site plan review perspective the application was complete. Member Esser stated that the Planning Board viewed the application as a car-port system, with the inference that cars or other vehicles would routinely be pulling in and out. Stuart Ginsburg stated that the storage area under the solar panels would not be used on a daily basis, and would not be for public use. Mr. Kreiger confirmed that the site plan application had been forwarded to the Rensselaer County Department of Economic Development and Planning, which responded that it had no objection and that local consideration shall prevail. Chairman Oster inquired whether there were any further comments or questions on the application. Hearing none, Member Tarbox made a motion to adopt a negative declaration under SEQRA,

which motion was seconded by Member Wetmiller. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member Czornyj then made a motion to approve the site plan subject to the following conditions:

1. All structural issues with respect to the support columns and structural integrity to withstand any vehicle collision to be addressed by the Brunswick Building Department and consulting engineer during building permit application review; and
2. Any storage under the solar panels is for the use of the site owner only, and not for general public use.

Member Esser seconded the motion subject to the stated conditions. The motion was unanimously approved, and the Monolith Solar Associates site plan approved subject to the stated conditions.

The next item of business on the agenda was the amendment to site plan of Johnston Associates, for the addition of a storage shed at the rear of existing buildings at the Brunswick Square Plaza. No one was present on the application. The Planning Board directed Mr. Kreiger to contact the Applicant, and determine whether he is intent on proceeding with the application. This matter is adjourned without date.

The next item of business on the agenda was the site plan application by David Leon for a Planet Fitness facility to be located at 660 Hoosick Road, in the former Rite Aid building. Mr. Kestner confirmed that the Applicant was changing the engineer for the project, and that the new engineering firm would be submitting additional information, and requested that this matter be placed on the January 19, 2012 agenda. The Planning Board generally discussed issues regarding the property line for the project site, stormwater facility location, and the layout of parcels for the various uses at this location. Mr. Kreiger will obtain the relevant Tax Map for this location.

The index for the January 5, 2012 meeting is as follows:

1. Monolith Solar Associates – site plan – approved with conditions;
2. Johnston Associates – amendment to site plan – adjourned without date;
3. Planet Fitness – site plan application – 1/19/12.

The proposed agenda for the January 19, 2012 meeting currently is as follows:

1. Planet Fitness – site plan application.