

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

MINUTES OF THE PLANNING BOARD MEETING HELD May 3, 2012

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

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

Chairman Oster reviewed the revised agenda for the May 3 meeting, noting that the Reiser subdivision/site plan application has been adjourned to the meeting of May 17, 2012.

The Planning Board held a public hearing on the application by Johnston Associates, LLC to amend the site plan for the Brunswick Square Plaza to add a storage/maintenance shed to the rear of the existing retail structure. The Notice of Public Hearing was read into the record, noting that the Public Hearing Notice was published in the Troy Record, placed on the Town sign board, placed on the Town website, and mailed to all adjacent property owners. Paul Engster, Esq. was present for the Applicant, and presented a brief overview of the proposal, which is to install a storage/maintenance building to the rear of the existing Trustco Bank. The storage/maintenance facility is for use only to maintain the premises and for limited storage for existing tenants. The storage/maintenance building is not for public lease or income purposes. The proposed storage/maintenance facility is approximately 20' x 28', and an elevation showing the proposed building exterior has been submitted. Mr. Engster stated that he was trying to have the building fit in visually with the existing structure. Mr. Engster then stated that there were no

changes to the site plan from the previous presentation to the Planning Board. Chairman Oster then opened the floor for receipt of public comment. No member of the public wished to provide comment. After adequate opportunity, the Planning Board then closed the public hearing.

The regular meeting of the Planning Board was then opened.

The draft minutes of the April 19, 2012 meeting were reviewed. It was noted that the name "Mulino" is corrected to "Mulinio" throughout the minutes. With that correction noted, Member Czornyj made a motion to approve the April 19 minutes, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and the minutes of the April 19 meeting adopted subject to the noted correction.

The first item of business on the agenda was the site plan application by Johnston Associates for the Brunswick Plaza. Chairman Oster noted that the Planning Board was in receipt of comment from the Brunswick No. 1 Fire Department concerning the installation of a fire extinguisher on the outside of the storage/maintenance building. Chairman Oster was of the opinion that placing a fire extinguisher on the exterior of the building would likely result in the fire extinguisher being stolen or damaged, they thought that a fire extinguisher should be required inside of a storage/maintenance building. Mr. Engster stated that he would definitely have a fire extinguisher on the inside of the storage/maintenance building, but would agree to contact the Brunswick No. 1 Fire Department, meet with the Fire Department, and try to accommodate them in terms of their comment that a fire extinguisher should be on the outside of the building. Chairman Oster inquired whether there were any further comments from the Planning Board. 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 negative declaration adopted under SEQRA. Member Czornyj

then made a motion to approve the site plan application, subject to the condition that Mr. Engster contact and consult with the Brunswick No. 1 Fire Department concerning the Fire Department's comment about installation of the fire extinguisher on the exterior of the building, but with a requirement, at a minimum, a fire extinguisher be provided on the interior of the building. Member Wetmiller seconded the motion subject to the stated conditions. The motion was unanimously approved, and the site plan application approved subject to the stated conditions. Mr. Engster then stated that the site plan which had been submitted showed only the Johnston Associates portion of the Brunswick Plaza, and that he would have a site plan of the entire Brunswick Square Plaza prepared for the Building Department showing the addition of the storage/maintenance shed.

The second item of business on the agenda was the Mulinio Planned Development District application, upon referral for recommendation from the Town Board. This matter had been discussed by the Planning Board members at its April 19 meeting, and a draft Resolution and Recommendation had been prepared. The Planning Board members reviewed the draft Resolution and Recommendation in detail with the Applicant. Two items were amended. At paragraph 1(g), it was noted that a net would also surround the "speed ball field", and the net would be approximately 12' high. At paragraph 1(h), it was noted that the paint ball facility would also be available to law enforcement personnel for training purposes during Monday through Friday, 8:30 a.m. to 5:00 p.m. It was further discussed that the law enforcement personnel training would not allow any firearms to be used at this facility. The Planning Board members generally discussed potential noise generation, and distances to surrounding residences. After final deliberation, the Planning Board unanimously adopted a positive recommendation on the Mulinio Planned Development District application, with limited amendments to the draft

Resolution and Recommendation as discussed at the meeting. The Planning Board attorney will prepare the final Resolution and Recommendation, and forward the recommendation to the Town Board for consideration.

Chairman Oster noted that Gus Scifo of the Brunswick No. 1 Fire Department had arrived at the meeting, and informed him that the Johnston Associates site plan application was approved, subject to the condition that Mr. Engster will contact the Brunswick No. 1 Fire Department and coordinate with them on the Fire Department's recommendation concerning the fire extinguisher installation.

There were no new items of business to discuss.

Chairman Oster noted that training through the Capital District Regional Planning Commission is available, and reviewed an announcement concerning an upcoming planning seminar. The Planning Board members also discussed the option of in-house training, and requested Attorney Gilchrist and Mr. Kestner to investigate that option.

Chairman Oster also noted that an invitation had been received concerning a meeting of the Rensselaer Plateau Alliance for May 31, 2012 to generally discuss a conservation plan.

The index for the May 3, 2012 meeting is as follows:

1. Johnston Associates, LLC – site plan – approved with condition;
2. Mulinio – PDD referral and recommendation, positive recommendation adopted.

The proposed agenda for the May 17, 2012 meeting currently is as follows:

1. Reiser Bros., Inc. – subdivision and site plan.