

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

MINUTES OF THE PLANNING BOARD MEETING HELD October 18, 2012

PRESENT were MICHAEL CZORNYJ (Acting Chairman), FRANK ESSER, GORDON CHRISTIAN, DAVID TARBOX and VINCE WETMILLER.

ABSENT were RUSSELL OSTER and KEVIN MAINELLO.

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

Acting Chairman Czornyj reviewed the agenda for the October 18th meeting, including public hearings on the matters of Carbone Auto Group and Farrell.

The Planning Board then held a public hearing on the application of Carbone Auto Group for site plan approval for a car dealership at the site of the former Grand Union building located on Route 7. The Notice of Public Hearing was read into the record. Jeff Hildenbrandt appeared for the Applicant and presented a brief overview of the proposal to relocate the Subaru dealership to the former Grand Union building. A preliminary site plan prepared by Plumley Engineering was handed up to the Board. Mr. Hildenbrandt stated that the Applicant had met with the Brunswick No. 1 Fire Department and agreed to install another fire hydrant per the Fire Department's request. Applicant is also installing an oil/water separator. Mr. Hildenbrandt reviewed the aesthetic elements of the project and said that the front of the existing building will be removed and a new façade constructed as required by Subaru. He further indicated that part of the building will be used for used car sales, but that the Applicant was looking to locate another dealership at the site.

Acting Chairman Czornyj then opened the public hearing for comment. Frank Brennanstuhl, 27 Dusenberry Lane, inquired as to the color of the façade, which according to the Applicant will be gray. Mr. Brennanstuhl also asked whether there would be greenspace in the front of the building that would be seen from Route 7. Jeff Hildenbrant stated that some pavement would be removed from the front of the site in order to create more greenspace. Acting Chairman Czornyj asked if there were any further comments, and hearing none, Acting Chairman Czornyj closed the public hearing.

The Planning Board then reconvened the public hearing on the application by Charles Farrell for the Double Day Estates major subdivision, a proposed 23 lot subdivision located at the intersection of McChesney Avenue Extension and Town Office Road (Tax Map No. 102-2-3.12). Notice of the continued public hearing was read into the record. Brian Holbriter was present on behalf of the Applicant, as was Scott Reese and Steven Dean, P.E. Mr. Holbriter stated that the Applicant had responded to comments received at the first part of the public hearing almost a year ago, and that since that time, Applicant had a hydrogeological study performed by Hanson Van Vleet, which was submitted to the Town Planning Board. He further stated that an Phase 1A and 1B archeological studies were performed by Hudson Mohawk Archeological Associates which determined the project would have no impact.

Acting Chairman Czornyj then opened the public hearing for comment. Attorney Coan prefaced the public comment period by explaining that the Planning Board would continue to hold open the public hearing until November 1, 2012 as a result of certain documents concerning the application not being available to the public for review prior to the public hearing. Attorney Coan stated that the complete file concerning the application was now available in the Town Clerk's Office for public review.

Mike Seddon, 494 McChesney Avenue Extension, appreciated the Town holding the public hearing open to give him the chance to review all available documents. He thanked the Applicant for performing the hydrogeological study, but wanted to address the comment in that part of the report concerning the drawdown impacts, where it noted that the Seddons refused to participate in the drawdown test. Mr. Seddons stated that Hanson Van Vleet offered to conduct the drawdown test on the Seddons' well, but attached conditions to the test, including that the Seddons would be without water for 48 hours and that Hanson Van Vleet was to be held harmless for any damage to the Seddon's well that may result during the course of testing, that the Seddons refused to participate. Mr. Seddon said Hanson Van Vleet would not negotiate the conditions with him. Mr. Seddon asked the Planning Board why it was not looking at extending public water and sewer to the area as part of the new development. Mr. Seddon said what better time would there be then when adding 23 new homes. Peter Meskosky, 168 Town Office Road, seconded Mike Seddon's suggestion that the Town look into extending public water and sewer to the area. He said he was concerned about sight distances and safety issues on McChesney Avenue Extension. He said he also wanted to look into what the Town Law required in terms of the creation of new greenspace or parks in connection with a development such as this one. Peter St. Germain, 490 McChesney Avenue Extension, wants to know what impacts there will be on water flow to existing residences as a result of the construction of these additional residences. He stated that he started having problems with sand in his water with the construction of the Sugar Hill Apartments, and that he now needs to filter his water. He is worried that groundwater flow will be impacted when drilling for the wells and septic systems for the proposed new residences start. He wants to know which way the groundwater flows. Josie Seddon, 494 McChesney Avenue Extension, asked the Planning Board if it had any brochures or architectural

drawings for the proposed new residences that are available for review. Robert Duncan, 481 McChesney Avenue Extension, asked about the construction schedule and whether all the houses would be constructed at once. The Applicant stated that the houses would be constructed a couple at a time. Acting Chairman Czornyj asked if there were any further comments, and hearing none, stated that the public hearing would be kept open and reconvened on November 1, 2012.

The Planning Board then opened its regular meeting.

The Planning Board reviewed the draft minutes of the October 4, 2012 meeting. Upon motion by Member Christian, seconded by Member Wetmiller, the minutes were unanimously approved without amendment.

The first item of business on the agenda was the site plan application by Carbone Auto Group for site plan approval for an automobile dealership at the site at the former Grand Union building located on Route 7. Appearing for the Applicant were Jeff Hildenbrandt, project engineer, and Tim Smith, project architect. Mr. Hildenbrandt indicated that the additional fire hydrant requested by Brunswick No. 1 Fire Department would be added, and that the Applicant would install an oil/water separator.

The Planning Board again noted that the existing fire hydrants in this area include a hydrant located at the CapCom building, Tri-City Garage, DeCarlo Auto Body, and the Honda dealership. Mr. Kreiger also confirmed that the proposed site plan was compliant with existing fire codes with respect to the location of and proximity to existing fire hydrants. Mr. Kestner asked if the Applicant had confirmed that it could connect the additional hydrant to the same water line that the project's sprinkler system was on. The Applicant said it had not tested the system, but was concerned that the addition of the hydrant would affect the water pressure to the

building and sprinkler system. Further discussion was had and Applicant agreed to attach the new hydrant to the existing system if feasible. The Applicant said it also added 1' to the entrance width within the proposed archway across the access to the service area on the east side of the building, as requested by the Fire Department.

Mr. Kestner stated he met with the Superintendent of the Water and Sewer Department. The Town will locate the 8" water main running from Route 7 and wants the Applicant to identify the 8" water main, force main and sanitary lines on the site plan. Additionally, the Water and Sewer Department Superintendent wants the Applicant to agree that if the Town has to dig up any of the lines for repair or maintenance, that the Applicant will be responsible for either replacing the pavement or will remove the paving and grass the area over. The Applicant agreed. Mr. Kreiger confirmed all fees had been paid.

Acting Chairman Czornyj inquired whether there were any further comments from the Planning Board. Hearing none, Member Wetmiller made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Christian. The motion was unanimously approved, and a negative declaration adopted under SEQRA. Member Christian made a motion to approve the site plan application subject to the conditions that the Applicant locate and identify the water main, force main and sanitary lines on the site plan and agree to repave and/or grass over the area of the located lines in the event the Town has to dig up said lines. 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.

The second item of business on the agenda was the major subdivision application submitted by Farrell for the proposed Double Day Estates 23-lot subdivision project located on McChesney Avenue Extension and Town Office Road. Brian Holbritten was present for the

Applicant. He stated that the Applicant would prepare a response to the comments received earlier at the public hearing and submit those responses in advance of the public hearing to be reconvened on November 1, 2012. Mr. Kestner requested that the Planning Board be provided with a list of the conditions Hanson Van Vleet wanted the Seddons to assent to before the Seddons would be included in the drawdown test. Mr. Kestner also asked that two additional copies of the complete hydrogeologic study be provided to the Planning Board. The Applicant was then asked if the tree line between the existing and proposed development would be maintained. The Applicant said it would be and discussion was had about attaching a deed restriction to each of the proposed residences regarding the maintenance of that buffer. Member Tarbox asked if the Planning Board members were free to visit the site, to which the Applicant responded yes. When asked about the construction schedule, Mr. Holbritter said the Applicant would first want to rough in the road, stake the lot corners and put up a model. He thought 3 to 5 houses would be constructed per year. Mr. Holbritter said he would provide the Planning Board with elevations of the homes to show what they will look like. Acting Chairman Czornyj noted that even if the sight distances are fine, the Applicant should consider the use of a sign to alert drivers to slow and merging traffic on Town Office Road. The Planning Board will continue the public hearing on this application at the November 1 meeting commencing at 7:00 p.m.

The index for the October 18, 2012 meeting is as follows:

1. Carbone Auto Group – site plan; and
2. Farrell – Double Day Estates major subdivision – 11/1/12 (public hearing to continue at 7:00 p.m.).

The proposed agenda for the November 1, 2012 meeting is tentatively as follows:

1. Farrell – Double Day Estates major subdivision (public hearing to continue at 7:00 p.m.).