Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD June 20, 2013

PRESENT were CHAIRMAN OSTER, MICHAEL CZORNYJ, KEVIN MAINELLO, DAVID TARBOX and TIMOTHY CASEY.

ABSENT were FRANK ESSER and VINCE WETMILLER.

ALSO PRESENT was JOHN KREIGER, Code Enforcement Officer.

Chairman Oster welcomed Tim Casey as the new member of the Planning Board, having been appointed by the Brunswick Town Board to replace former member Gordon Christian.

The Planning Board reviewed the draft minutes of the May 16, 2013 meeting. Upon motion of Member Czornyj, seconded by Member Mainello, the minutes of the May 16, 2013 meeting were unanimously approved without amendment. As there was no meeting held on June 6, 2013, there were no minutes to review and adopt.

There were no pending items of business to discuss.

Mr. Kreiger presented one item of new business. A site plan application has been submitted by Anthony Famiano, on behalf of Red Kap Sales, Inc. for the former Mobil Gas Station site located at 575 Hoosick Road. Joe Metzger, architect, was present for the Applicant. Mr. Famiano was also present. Mr. Metzger explained that the Applicant was seeking to renovate the existing Mobil Gas Station site, to remove the existing service bay, and renovate the structure into a convenience store, while maintaining the existing two pump gasoline island with canopy in the front of the convenience store. Mr. Metzger explained that the Applicant currently operates six locations in the general area, including similar facilities located at the intersection of

Albany Shaker Road and Osborne Road, and a facility located on Route 4 in North Greenbush. Mr. Metzger handed up the proposed building elevation and site plan map, going over the building type as well as the general layout on the site. Member Czornyj immediately raised an issue concerning the exterior of the building, particularly with respect to the proposed color scheme. Chairman Oster also inquired about a site plan for a landscaping business that was located generally to the rear of this site, and whether this proposed site plan by Famiano included that area. Mr. Kreiger stated that the prior site plan approved was for a separate parcel, that a landscaping operation was approved for that site, that the landscaping business never moved forward at the site, and that it remains a separate parcel and is not part of this proposed project. The Applicant confirmed that the current site plan application is to renovate the existing Mobil Gas Station facility only. Chairman Oster inquired whether the site meets parking requirements. Mr. Kreiger stated that the site does meet current parking requirements. Chairman Oster inquired as to the total green space on the site. Mr. Metzger stated that the existing site has approximately 21.5% green space, and the area of building renovation would occupy areas that were already paved, so that no green space would be lost. Member Czornyj confirmed that any addition to the building to this proposal is located in an area that already has pavement. It was noted that the green space was in the rear of the parcel, and the Planning Board would look to add some green area or landscaping to the front of the parcel. Member Mainello inquired as to the area of the proposed building expansion. Mr. Metzger stated that this would be an area expanded for purpose of adding cooler space, and that there would be no windows in the addition. Member Tarbox inquired as to the proposed hours of operation for the convenience store. Mr. Metzger stated that the proposed hours would be 6:00 a.m. to 11:00 p.m. It was noted that the project narrative submitted indicated that the convenience store would be operated 24

hours a day, 7 days a week. The Applicants responded that this was a potential operating schedule, but that initially the store would run 6:00 a.m. to 11:00 p.m., and that the store operations would need to support moving the store to a 24/7 operating basis. Chairman Oster noted that with an expanded convenience store, traffic issues, including ingress and egress, would need to be considered. The Board members generally discussed the site plan, including curbing locations and handicap accessibility. Member Czornyj wanted to confirm that there would be no automotive sales at the site. The Applicant stated that there would be no automotive sales, and in fact there would be no automobile service associated with this proposal, and that this proposal consisted only of operating a convenience store and having the gas pumps for retail sale of gasoline in the front. Chairman Oster asked how long the former gas station operated, and when it ceased operations. Mr. Kreiger stated that it was an operating gas station until approximately two months ago, and prior to that it was in continuous use as a gasoline service station. Member Tarbox noted that there appeared to be a wooden fence situated on the neighbor's parcel that actually encroached onto this site. It was determined that the Applicant and the Building Department would further investigate the location of the fence at issue. Member Mainello inquired as to proposed site lighting. Mr. Metzger stated that there was no current lighting at the site, except the street light and the gasoline canopy. Mr. Metzger explained that the Applicant was not proposing any additional lighting, with the exception of normal signage in the windows and down lighting in the overhang to the renovated building. Member Mainello stated that the Applicant should consider the need for lighting the parking area. The Applicant stated that it would investigate additional lighting for the parking area. Member Czornyj inquired whether the existing sign pole would be utilized. Mr. Metzger stated that the existing sign pole would be utilized, but they would consider renovating that to be more

consistent with the style of the Applicant's other locations in the area. Chairman Oster confirmed with Mr. Kreiger that all application fees and escrow fees had been paid, and that the environmental assessment form had been submitted. Mr. Kreiger confirmed that all fees are paid and a completed EAF is on file. Member Mainello inquired whether there would be any sale of merchandise outside of the building. The Applicant stated that there would not be any merchandise displays generally on the exterior of the building, but that they may want to have very limited merchandise outside consistent with other convenience-retail stores. Member Czornyj inquired whether there needed to be a waiver for the total amount of green space. Attorney Gilchrist stated that the Board does not need to consider a waiver of the green space, given that this is an existing developed site. Chairman Oster reviewed with the Applicants additional information that should be submitted on the application, including additional information on site lighting, possible repositioning of the handicap spot in the parking area, as well as further investigation of the fence located on the adjoining parcel. Member Mainello noted that on the west side of the site there was an existing 6' wooden fence, and inquired whether this would be adequate for screening purposes. The Applicant stated that this would be maintained and would be adequate to block headlights from parking areas. Chairman Oster reviewed the application materials, which include a project narrative, site plan, floor plan, building elevation, and EAF on file. While some limited additional information is requested from the Applicant, the Board determined that there was adequate information for scheduling the public hearing on this application. The public hearing on this matter will be held on July 18, 2013 at 7:00 p.m. The Planning Board members then generally discussed with the Applicant the issue of the proposed color schemes for the building, with Chairman Oster noting that the recent Comprehensive Plan Committee discussions included consideration of building styles and colors,

and suggested that the Applicant give further thought of the proposed building, particularly since this corridor is one of the entrance ways into the Town.

The Planning Board entertained the presentation of two concept plans, both of which have been submitted to the Brunswick Town Board as Planned Development District applications, but for which formal referrals had not yet been made.

The first concept presentation was made by Bohler Engineering, Chris Boyea, concerning the Oakwood Property Management site located at 215 Oakwood Avenue. Mr. Boyea presented the concept proposal, which seeks approval for the redevelopment of the site to a multi-unit apartment complex. Mr. Boyea generally discussed that the former mulch and landscape operations would be removed from the site, and that a multi-unit apartment project consisting of approximately 254 units is being proposed. It was noted that the current office building and parking area utilized by Oakwood Property Management, LLC would continue, as well as the adjacent auto repair area. However, Mr. Boyea explained that all remaining mulch and landscaping operations, including grinding and storage of mulch, would be eliminated from the site. Mr. Boyea generally explained the proposed mix of apartment units, including 8 unit buildings, 12 unit buildings, and a townhouse-style 14 unit building. Mr. Boyea generally reviewed the entrance road locations, as well as internal circulation. Mr. Boyea explained that the proposal included the two large parcels formally occupied by the mulch and topsoil operation of Oakwood Property Management, LLC, a portion of the parcel on which the Oakwood Property Management office is located, as well as the recently-acquired adjacent parcel to the north, known as the former Hasslinger parcel. The Planning Board generally discussed the apartment proposal, whether the Applicant had any other residential options other than apartments, or whether other site options could include light commercial uses. Mr. Boyea

explained that the market area supports an apartment use, and that this type of multi-unit residential use would provide an appropriate use adjacent to the North Forty residential subdivision. Mr. Boyea stated that this project, including the types of apartments and potential rates, would be similar to the Stone Ledge project currently being constructed very close to this project in the City of Troy with access off of Oakwood Avenue. The Board asked whether the Applicant had prepared any renderings of the proposed buildings. Mr. Boyea stated that renderings had not yet been prepared, and that the concept plan included the building footprints as well as road circulation, but that specific building renderings, including building materials and style, would be subject to detailed site plan review. The Planning Board also generally discussed traffic issues, with particular regard to ingress and egress on Oakwood Avenue. The Planning Board adjourned this matter without date, pending further action by the Town Board on the PDD application.

The second concept presentation was made by Peter Yetto of Ingalls & Associates with regard to the Duncan Meadows Planned Development District. Mr. Yetto was accompanied by Peter Amato, Bruce Tanski, and Dr. Paren Edwards, the developers of the 50-unit apartment building on the Duncan Meadows project site. This group explained that the previously approved condominium section located off McChesney Avenue and to the rear of the Town recreation parcel is currently under contract to be purchased from the current land owner, and that this group seeks to modify the approval to convert the project from a total of 11 8-unit condominium buildings to a total of 8 11-unit apartment buildings. This group described the proposal as an 11-plex building, which they have built successfully and operated successfully in other locations in the Capital District. Photographs of other locations with this building type were presented to the Board for review. It was explained that the proposal would simply

eliminate three building locations, and maintain the same building footprint for the remaining 8 building locations, but build an 11-unit apartment building within those 8 existing building footprints, rather than 8-unit condominiums. The group explained that the market currently does not support condominium construction and sale, and that the market is very supportive of the apartment unit plan, and that this type of building has had great success in other locations, including Saratoga County. Mr. Yetto explained that the proposal included the same total number of bedrooms, and anticipated to have the same water and sewer requirements. Mr. Yetto further explained that the traffic generation would be unchanged, and that the stormwater management system would also remain unchanged. The group also explained that this would not be a phased build-out, but would rather result in the building of all 8 apartment buildings in one construction phase, and would be completed in approximately one year. The Board generally discussed the size of the units, and compared the size of the prior condominium unit with the proposed size of the various apartment units. The Applicant stated that the square footage for their apartment units ranged from 866 square feet to 1,571 square feet, and currently ranged in price from $950/month to $1,500/month in the Saratoga County market. Mr. Yetto stated there would still be two parking spaces for each rental unit. The Applicant stated that the apartment buildings are two-stories. Chairman Oster noted that while he did not have any specific opposition to this proposal, he noted for the record that the Planning Board has raised an issue concerning the total number of apartment/rental units in the Town of Brunswick, and would likely caution the Town Board to consider that issue in relation to both the Oakwood Property Management concept presentation and the Duncan Meadows concept presentation heard at this Board meeting. The Planning Board members generally concurred, and thought that additional information concerning the ratio of apartment/rental units in the Town of Brunswick as

compared to single-family detached homes would be useful information. This matter was likewise adjourned without date pending further action by the Brunswick Town Board on the PDD application.

Mr. Kreiger reported no other items of new business.

Chairman Oster noted for the record that the Town of Brunswick has retained a part-time employee, Mr. Wayne Bonesteel, to provide engineering review services to the Planning Board, and that the Planning Board will need to coordinate with Mr. Bonesteel on procedure and expectations for future application review.

The index for the June 20, 2013 meeting is as follows:

1. Famiano/Red Kap Sales, Inc. – site plan – 7/18/13 (public hearing to commence at 7:00 p.m.);

2. Oakwood Property Management – Planned Development District concept presentation;

3. Duncan Meadows Planned Development District – concept presentation.

The proposed agenda for the July 18, 2013 meeting currently is as follows:

1. Famiano/Red Kap Sales, Inc. – site plan (public hearing at 7:00 p.m.).