

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

MINUTES OF THE PLANNING BOARD MEETING HELD August 1, 2013

PRESENT were CHAIRMAN OSTER, MICHAEL CZORNYJ, KEVIN MAINELLO, FRANK ESSER, VINCE WETMILLER, DAVID TARBOX and TIMOTHY CASEY.

ALSO PRESENT was JOHN KREIGER, Code Enforcement Officer.

The Planning Board opened its regular business meeting. Chairman Oster reviewed the agenda and noted that the recommendations and referrals to the Town Board for the Duncan Meadows Planned Development District Phase I amendment application and the Oakwood Property Management, LLC Planned Development District application were still being prepared and, therefore, were moved from the current agenda to the agenda for the August 15, 2013 meeting. The draft minutes of the July 18, 2013 meeting were then reviewed by the Planning Board. Member Wetmiller noted at page 3, the word “condition” should be changed to “expansion” and the sentence should read: “This proposal for the former Mobil Gas Station is much more limited, and is utilizing existing pump location and proposes only a minor *expansion* to the existing building footprint”. Member Czornyj made a motion to adopt the draft minutes of the July 18, 2013 meeting, as amended, which motion was seconded by Member Tarbox and unanimously approved.

The first item of business on the agenda was the Famiano site plan application concerning property located at 575 Hoosick Road. Joe Metzger was present for the Applicant. Chairman Oster noted that the Planning Board had received the modified site plan with changes and modifications discussed at the July 18th meeting, and a letter from Joseph M. Metzger, Architect

dated July 23, 2013, which addressed and responded to the comments received at the public hearing. In addition, the Applicant had submitted a short form EAF.

Mr. Metzger noted for the Board that the Applicant had modified the colors of the building, which are now acceptable to the Town. Chairman Oster asked if the Board had any comments. Hearing none, he reminded the Applicant that the proposed hours for the facility were 6:00 a.m. to 11:00 p.m., but if the Applicant desires to move to a 24/7 operation then the Applicant will have to come back to the Planning Board for an amended site plan, at which time, the Board will consider all of the potential impacts regarding night operation. Mr. Metzger said the Applicant understood and agreed.

Chairman Oster confirmed with John Kreiger that the proposed site plan had been referred to the County for review. Mr. Kreiger confirmed that it had been, that 30 days have elapsed, and he has received no comments from the County. Mr. Kreiger also confirmed all fees had been paid by the Applicant.

Chairman Oster asked if there were any further questions or comments on the application from the Board. Hearing none, Member Czornyj made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Tarbox and unanimously approved by the Board. Member Czornyj then made a motion to approve the site as modified by the Metzger letter dated July 23, 2013 and with the understanding that if the Applicant seeks to expand the hours of operation beyond the hours of 6:00 a.m. to 11:00 p.m., the Applicant will come back before the Planning Board to amend the site plan. Member Wetmiller seconded the motion which was unanimously approved, and the site plan application by Famiano was approved.

The second item of business was the waiver of subdivision application submitted by Hill Road Properties, LLC for a 36.9 acre parcel located on Hill Road, Tax Map #81-3-11.1.

William Doyle was present for the Applicant. Applicant seeks to divide 10± acres from the existing 36.9 acre parcel for sale to a third party for construction of a single family residence. Mr. Doyle reviewed the history of the subject parcel and the adjoining parcels. Mr. Doyle further stated there is a contract to purchase 10± acres, which is contingent upon Rensselaer County Health Department approval of the septic system. Mr. Doyle noted that the road to the property is maintained by the Town, and utilities are already in place.

Chairman Oster noted that because of the size of the parcel, the Planning Board does not require a proposed house location on the map. In addition, because the parcel is more than five (5) acres, approval of the waiver of subdivision application does not have to be conditioned on obtaining Health Department approvals for water and septic. Chairman Oster noted the map was acceptable as drawn.

Member Wetmiller stated that he had gone to the proposed project site and noted there was more than sufficient sight distance.

Hearing no further comments, Member Czornyj made a motion to adopt a negative declaration under SEQRA, which was seconded by Member Tarbox. The motion was then unanimously approved.

There were no items of new business discussed.

There was one item of pending business discussed. Chairman Oster stated that Highland Creek has requested to be on the August 15, 2013 agenda for final site plan review of its amended PDD application which was approved by the Town Board. The matter has been placed on the August 15th agenda.

The index for the August 1, 2013 meeting is as follows:

1. Famiano – site plan – approved;

2. Hill Road Properties, LLC – waiver of subdivision – approved.

The proposed agenda for the August 15, 2013 meeting is currently as follows:

1. Duncan Meadows Planned Development District amendment – referral and recommendation;
2. Oakwood Property Management Planned Development District – referral and recommendation.
3. Highland Creek Planned Development District – final review of amended PDD application.