

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

MINUTES OF THE PLANNING BOARD MEETING HELD January 16, 2014

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

ALSO PRESENT were JOHN KREIGER, Code Enforcement Officer, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster noted that the regular meeting that had been scheduled for January 2, 2014 had been cancelled due to adverse weather conditions. Accordingly, there are no minutes for the January 2, 2014 meeting.

The Planning Board members reviewed the draft minutes of the December 19, 2013 meeting. Upon motion of Member Czornyj, seconded by Member Wetmiller, the minutes of the December 13, 2013 meeting were unanimously approved without amendment.

The first item of business on the agenda was the site plan application submitted by Tim Parsons/TWC, Inc. on behalf of Dr. Nicole LaMora for property located on NYS Route 7 in proximity to the existing IKON building and opposite the existing recreation vehicle sales facility. This matter is before the Planning Board for concept site plan review. Dr. LaMora was present on the application. Chairman Oster reviewed the consultant fee requirements on Planning Board site plan review, and confirmed with Mr. Kreiger that all necessary fees had been paid to date. Dr. LaMora generally reviewed the proposal, which seeks to construct a 3,000 square foot veterinary hospital at this location. Member Czornyj had a question concerning the

proposed septic location in relation to an existing offsite water supply well. Dr. LaMora explained that the consultants for her project had revised the location of the proposed septic field to meet separation distance to the offsite well, and that the Rensselaer County Health Department has conceptually agreed with the revised location. Dr. LaMora also stated that the final building location was still being determined. Member Casey asked whether the veterinary services would be for large animal care. Dr. LaMora stated there was no large animal care, and that this facility would be only small animal. Member Tarbox asked whether there would only be one doctor onsite. Dr. LaMora stated that the intent was to keep this facility small, that initially there would only be one doctor on staff, but that in the future there may be two to three full-time doctors with additional part-time staff. Chairman Oster asked about the building design, and how many doctors would be practicing at any one time. Dr. LaMora stated that the building was being designed to staff three doctors, and would have area for future expansion if necessary. Member Mainello asked about the proposed hours of operation. Dr. LaMora stated that initially the facility would operate Monday, Wednesday and Friday, generally to 5:00 p.m. but with one day running to 7:00 p.m., and every other Saturday with operation until noon. Dr. LaMora stated that in the future, she would like to go to Monday through Friday, while maintaining every other Saturday operations. Member Czornyj stated that the Planning Board would need to receive a more detailed site plan. Dr. LaMora stated that she was aware of this, and that she was in the process of finalizing her financing on this project, and then the project would be moving forward. Member Casey asked about her projected schedule for approval and construction. Dr. LaMora stated that she would like to have the building completed by July, and that she was looking to open the facility for operation in late August or early September 2014. Member Wetmiller inquired whether there would be any boarding of animals at the facility. Dr. LaMora

stated that there would be no boarding of animals, and that there were no facilities being designed for the building for overnight stays. Dr. LaMora stated that there would only be limited overnight stay in the event of any surgery being conducted which necessitated limited overnight stay. Chairman Oster inquired as to the role of Tim Parsons and TWC, Inc. on the project. Dr. LaMora stated that TWC, Inc. is a construction design firm located in Minnesota, but which has expertise in construction and design of veterinary hospitals. Dr. LaMora stated that TWC, Inc. would have an architect and construction manager for the project, and that Tim Parsons was the architect assigned to this project. TWC will send the architect and construction manager to the site, but that local workers would be hired for the actual construction. Dr. LaMora did say that Mr. Parsons or other TWC staff would be available to attend future Planning Board meetings during site plan review. Member Tarbox asked about how the mobile veterinary operations work. Dr. LaMora explained that she currently provides offsite wellness visits, but that it is small animal only and that she provides these services out of her car, and that this does not include any emergency response services. Member Wetmiller asked whether Dr. LaMora intended to maintain the mobile veterinary practice. Dr. LaMora stated that she would continue the mobile veterinary practice, but probably restrict the area to approximately 20-30 minute radius from this Brunswick location. Member Wetmiller asked whether TWC, Inc. would be performing any soil testing where the building was proposed for construction. Dr. LaMora stated that soil testing for construction would be conducted, and was required for her financing. Chairman Oster stated that the next step in the process is the formal site plan submission, together with a completed Environmental Assessment form under SEQRA. Chairman Oster also stated that once all the site plan requirements were met, a public hearing would be held on the application. Dr. LaMora anticipated that site plan submittals would be ready and filed before the

next Planning Board meeting. This matter has been placed on the February 6 agenda for further review.

The next item of business on the agenda was the site plan application submitted by Monarch Design Group on behalf of Ace Hardware for property located at 831 Hoosick Road, the current Feathers Furniture location. Edward Esposito of Monarch Design Group was present on the application. Chairman Oster noted for the record that the Applicant had submitted an original set of site plan documents, and had then submitted an amended set of site plan documents based upon comments from the Town Water Department. Chairman Oster noted that the Planning Board sought the comments from the Town Water Department, but that the original site plan should be presented to the Planning Board first so that the Planning Board may take a look at the entire site concept before any Applicant expenses are incurred for amendments. Mr. Esposito then generally reviewed the concept plan for the entire site, which includes the existing Feathers Furniture store being renovated to an Ace Hardware store, the adjacent residential home to the east being demolished for parking and ancillary propane sales, and renovation of the existing building to the west for use as warehouse/distribution, with revised internal parking and traffic circulation proposals. Mr. Esposito noted that greenspace on the site would be improved, from an existing 9% of the site to over 20% greenspace. Mr. Esposito noted that the Ace Hardware store and subsequent warehouse/distribution operation would not have any significant truck traffic throughout the business day, with most deliveries being completed during the early morning hours. The Planning Board and Mr. Esposito then reviewed several issues on the concept plan, including drainage, truck delivery and parking areas, sidewalk layout, display areas, necessary number of parking spaces for each phase of the project, and phasing. Mr. Esposito noted that the proposed phasing for the project was as follows: the first phase was

limited to the renovation of the Feathers Furniture store to an Ace Hardware store, which was proposed to be commenced immediately in 2014; phase 2 would include the demolition of the residential structure to the east and grading for additional parking, and installation of a dock area between the Ace Hardware store and adjacent building to be used for warehouse/distribution, with that second phase being proposed for 2015; and the third phase to include work on the warehouse/distribution structure as well as drainage and road improvements, including the road leading to the little league ball fields. Mr. Esposito also stated that there would be NYSDOT closure plan for ingress and egress along Hoosick Road for the third phase, to be coordinated with NYSDOT. During discussions, Mr. Esposito noted that the project anticipated hiring 10 employees for the Ace Hardware store and 20 employees for the warehouse/distribution use, and that the days and hours of operation for the Ace Hardware store would be 7 days a week, 6:00 a.m. to 9:00 p.m. each day. Mr. Esposito did note that the proposed warehouse/distribution operation would be only a 5 day a week operation. The Planning Board and Mr. Esposito then entered into extended discussion about the phasing plan, and site plan requirements for each phase. It was determined that the Planning Board should review a concept plan for the entire site, but that a detailed site plan for phase 1 showing only phase 1 improvements needs to be submitted for review. Further, it was determined that for this site, it would be practical to have phase 1 include all of the proposed improvements on the east side of the site, inclusive of renovation of the Feathers Furniture store for the Ace Hardware store and the demolition of the residential home to the east, grading for parking, and stormwater improvements to confirm that phase 1 will function properly as a stand-alone site, but also be designed for incorporation of the proposed future phases on the western portion of the project site. Mr. Esposito concurred with this approach, informing the Board that most of the engineering and design work had been

completed but that he was still waiting for final topographical survey information which would complete the site plan submittal. Mr. Esposito will coordinate with Mr. Bonesteel on phase 1 site plan requirements. This matter has been placed on the February 6 agenda for review of all phase 1 site plan submittals, and if adequate information has been submitted, the Planning Board will then schedule a public hearing.

There were no items of new business.

The index for the January 16, 2014 meeting is as follows:

1. Parsons/TWC, Inc. – site plan – 2/6/2014.
2. Monarch Design Group – site plan – 2/6/2014.

The proposed agenda for the February 6, 2014 meeting currently is as follows:

1. Parsons/TWC, Inc. – site plan.
2. Monarch Design Group – site plan.