

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

**MINUTES OF THE PLANNING BOARD MEETING HELD October 16, 2014**

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

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

Chairman Oster reviewed the agenda for the October 16, 2014 meeting.

The Planning Board opened a public hearing on the site plan application submitted by Rensselaer Honda for property located at 770 Hoosick Road. The notice of public hearing was read into the record, with the notice having been published in the Troy Record, placed on the Town sign board, posted on the Town website, and mailed to owners of all adjacent properties. The applicant was represented by John Montayne, P.E. and the project architect. Chairman Oster requested Mr. Montayne make a brief presentation regarding the site plan application. Mr. Montayne stated that the original site plan for this site was approved in 1984, and that a prior amendment to that site plan had been approved in 2001. The 2001 amendment was driven by Honda dealership requirements and that the current proposed amendment is also largely driven by Honda dealership requirements. Mr. Montayne stated that the amendment seeks approval for the installation of a new building facade, plus building renovations on the east side and rear of the building. The building renovations on the east side and rear of the building are for a service drop off area and expansion of the service area. The site currently has approximately 131,000 square feet of gravel and paved area, and the site amendments will reduce this area to 118,000

square feel of paved area. The site will be cleaned up and graded for better drainage, with additional landscaping. Mr. Montayne explained that the proposal includes an upgrade to the entrance/exit driveway to the rear of the site connecting to McChesney Avenue. The proposal will provide for use of this roadway as an exit for customers, which is primarily designed to improve safety since customers currently exiting the dealership onto Hoosick Road in a westerly direction have a difficult time proceeding across the eastbound lane of traffic. Customers would be able to exit the dealership onto McChesney Avenue, and then proceed to the intersection of McChesney Avenue and Hoosick Road, utilizing the traffic signal for safe exit onto Hoosick Road. The proposal is to also allow employees and deliveries to enter the dealership from McChesney Avenue, utilizing a card reader. This driveway will not be used as a general entrance for customers. The gate for the card reader will be placed far enough off of McChesney Avenue so that truck entry shall be safe. There will also be a security gate added to the driveway at McChesney Avenue, which will be closed for security reasons during off-business hours. Mr. Montayne also generally reviewed storm water improvements to the site, stating that a full storm water report had been prepared and submitted to the Town for review. Mr. Montayne also stated that lighting on the site will be upgraded in the car storage area, primarily for security purposes, and that additional security cameras will be added to the site. Chairman Oster then opened the floor for receipt of public comment. No members of the public wished to provide any comment on the application. Thereupon, the Planning Board closed the public hearing on the Rensselaer Honda site plan application.

The Planning Board then opened the regular business meeting.

The draft minutes of the October 2, 2014 meeting were reviewed. Two typographical corrections were made. At page 5 of the minutes, line 1, the word “completely” is amended to “completed”. At page 5 at line 14, the word “completely” is amended to “completed”. Member

Czornyj made a motion to approve the October 2 minutes as amended, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and the minutes of the October 2, 2014 meeting were approved as amended.

The first item of business on the agenda was the site plan application submitted by Rensselaer Honda for property located at 770 Hoosick Road. Member Wetmiller wanted to confirm on the record that the current area of 131,000 square feet used for car storage and parking included both paved and gravel surface areas. Mr. Montayne confirmed that the 131,000 square feet does include both paved and gravel surface areas, and that the new 118,000 square foot area for car storage and parking would be all paved. Chairman Oster confirmed the receipt of a sketch showing the new location for the card reader at the driveway connecting to McChesney Avenue. Mr. Bonesteel stated that he had only performed an initial review of the new sketch, but that it does address safety issues concerning trucks entering the dealership from McChesney Avenue. Chairman Oster inquired whether the Brunswick No. 1 Fire Department had received a copy of the amended site plan. Mr. Kreiger confirmed that the plans had been forwarded to the Brunswick No. 1 Fire Department, but that he had not received any comments yet, and that he will follow up with the fire department. Mr. Montayne did state that the revised site plan does improve traffic circulation, particularly by allowing vehicles to exit the site onto McChesney Avenue. Member Czornyj stated that the comments of the Brunswick No. 1 Fire Department should be considered. Member Czornyj then inquired about the parking area on the east side of the site, and whether a curb would be installed between the paved area and the green area. Member Czornyj stated that in his opinion, no cars should be allowed to park on the green area, but should be directed to remain on the paved area. Mr. Montayne stated that an asphalt wing edge could be included on the final construction drawings. Chairman Oster stated that in his opinion, using the driveway connecting to McChesney Avenue as an exit for customers will

improve traffic circulation, and also improve safety as the customers could then utilize the traffic signal at the McChesney Avenue/Hoosick Road intersection. Member Czornyj asked whether the new gate on the entrance road connecting to McChesney Avenue would be open during the day. Mr. Montayne explained that there would be two gates at this location. The first gate will be the security gate, which will be open during business hours, but closed during off-business hours for security purposes. The second gate, which is located further into the site, is the card reader gate. The security gate will be open in the morning, but the vehicles entering from McChesney Avenue will need a card to raise the card reader gate to enter the dealership. The card reader gate will automatically lift for vehicles leaving the dealership. Member Wetmiller concurred that the rear entrance was an upgrade to the dealership, and adds customer safety. Chairman Oster asked whether there are any further questions on the application. Member Wetmiller asked whether the fire department would require anything in connection with the card reader gate. Mr. Kreiger stated that a Knox box-type unit would be installed at the card reader gate. Member Tarbox stated that the applicant will need to work with both the Town and the County on upgrades to the McChesney Avenue location, with particular concern to the location of the security gate. Member Tarbox also asked whether there were any issues associated with the upgrades to the storm water pond on the site. Mr. Montayne stated that there were no wetland impacts, and that the upgraded storm water plan for the site is in compliance with current NYSDEC regulations. Mr. Bonesteel stated that he has initially reviewed the storm water report, and does have certain comments that need to be addressed. Mr. Bonesteel also stated that he had review the updated traffic impact report, and that he has no comments on that report. Mr. Kreiger confirmed that the site plan application had been sent to Rensselaer County Department of Economic Development and Planning, and that there were no objections from the County. Chairman Oster inquired whether there were any further comments or issues on the

application. Hearing none, Member Czornyj made a motion to adopt a negative declaration pursuant to SEQRA, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member Czornyj then made a motion to approve the amendment to the Rensselaer Honda site plan, subject to the following conditions:

1. Final review and comments by the Brunswick No. 1 Fire Department;
2. Final review and comments by Rensselaer County and the Town Highway Department on the McChesney Avenue/driveway upgrades, including security gate and card reader gate location;
3. Final engineering comments by Planning Board consulting engineer on storm water report.

Member Tarbox seconded the motion subject to the stated conditions. The motion was unanimously approved and the amendment to the Rensselaer Honda site plan was approved subject to the stated conditions.

The next item of business on the agenda was the waiver of subdivision application submitted by Barber for property located at 121 Brunswick Road. At the request of the applicant, this matter is adjourned until the November 6 meeting.

The next item of business on the agenda was the site plan application submitted by BPP II, LLC on the Duncan Meadows Planned Development District Amendment #3. Peter Yetto, PE was present for the applicant, together with Peter Amato and Dr. Paren Edwards of BPP II, LLC. Also present was Lindsay Kestner of Kestner Engineers, the Town's consulting engineers on the Duncan Meadows PDD. Mr. Yetto generally reviewed the changes that had been made to the site plan following the last meeting, including the landscaping, dumpster location, and mailbox location. Mr. Yetto also stated that Kestner Engineers had received the revised storm

water/drainage analysis and that there remained some minor technical comments to be addressed, but that all other comments of Kestner Engineers had been addressed. Mr. Yetto stated that comments of the Brunswick No. 1 Fire Department had been sent on October 16, and that he would review those comments, but that the site plan had been prepared in compliance with all fire code requirements, including the use of the “T” turnaround rather than use of the cul-de-sac. Chairman Oster inquired whether the fire department preferred a cul-de-sac rather than the “T” turnaround. Mr. Yetto stated that the “T” turnaround was compliant with fire code requirements, and that if the cul-de-sac design was used, significant building relocation would be required, including relocating buildings toward an area of a slope. Mr. Kreiger did confirm that the current site plan was compliant with fire code requirements. Mr. Yetto reviewed the emergency access road off of McChesney Avenue Extension. Mr. Yetto stated that the crash gate for the emergency access road will be approximately 75 feet off of McChesney Avenue Extension, and that the emergency access road will be 8.5-9% in grade. The applicant has agreed to pave the emergency access road to address the concern regarding pavement of a gravel road during the winter. Mr. Yetto will confirm the grade of the emergency access road in terms of storm water runoff onto McChesney Avenue Extension. The issue of landscaping in the area of new storm water detention pond was discussed. The applicant stated that the existing storm water pond for the Enclave apartments was already vegetated and that the addition of any new vegetation may result in sight line safety concerns for the access road leading onto McChesney Avenue Extension. The Planning Board stated that the vegetation already installed for the existing storm water pond was adequate, but did want to discuss the vegetation for the new storm water pond proposed for the current site plan. The applicant stated that vegetation will be added to the new storm water pond to provide a visual buffer from the McChesney Avenue Extension. Chairman Oster asked whether there were any comments from Kestner Engineers. Mr. Kestner stated that

the applicant has addressed most of the comments on the review of the site plan and storm water plan, including paving the emergency access road, vegetating the storm water ponds, addressing issues concerning the “T” turnaround, and that specifications for lighting, mailbox and dumpster location, as well as the pedestrian walkway adjacent to McChesney Avenue Extension will be submitted on the next set of plans by the applicant. The issue of public water interconnection between the Duncan Meadows project and the ROUSE apartments was discussed, with Mr. Kestner stating that his office was still working with the Town water superintendent, Bill Bradley, on that issue. The applicant stated that it should not be held up on approval and construction of the apartments in the current site plan based upon a public water connection to ROUSE since it had no control over ROUSE or the timing of any decision made by ROUSE. Mr. Kestner stated that it was worth exploring, since a future interconnection could also be considered and that design and location of current public water facilities should take into account a potential future connection with ROUSE. It was determined that the applicant, Kestner Engineering, and the Town water department would further discuss the public water interconnection issue prior to the next Planning Board meeting. Mr. Kestner also stated that there were minor comments on the updated storm water report. Mr. Yetto stated that this project had originally been designed to meet the current NYSDEC storm water regulations, even though the initial design predated the current DEC standards. Mr. Kestner stated that his office would prefer that the final storm water pollution prevention plan be completed, and that the final site plans also be completed and reviewed, prior to action of the Planning Board on the site plan. Chairman Oster agreed. Chairman Oster then discussed the option of holding a public hearing by the Planning Board on the current site plan. The Planning Board members generally concurred that the Brunswick Town Board had held a public hearing on approval of the PDD amendment, and were of the opinion that an additional public hearing was not required by the

Planning Board on the site plan. Attorney Gilchrist also stated for the record that the Brunswick Town Board, serving as lead agency, had completed SEQRA review on this application through the adoption of supplemental SEQRA findings. Chairman Oster stated that the Planning Board wanted to see the final site plans, final storm water pollution prevention plan to address the comments of Kestner Engineers, and to have the public water interconnection issue further discussed prior to the next Planning Board meeting. On the issue of the public water interconnection, Chairman Oster stated that the Planning Board was looking to have those discussions continued, but understood that this interconnection would not be a condition to any action on the site plan. Mr. Bonesteel confirmed that work permits from Rensselaer County would be required for construction of the emergency access road interconnection to McChesney Avenue Extension, and also for the pedestrian walkway adjacent to McChesney Avenue Extension. This matter is placed on the November 6 agenda for further discussion.

The next item of business on the agenda was the waiver of subdivision application submitted by ADD Leasing for property located at 807 Hoosick Road. Robert Adams, Esq. was present for the applicant, together with Mr. Crisafulli, representing the potential purchaser for this site. The Planning Board members, Attorney Gilchrist, and Attorney Adams generally discussed the issue of required road frontage for the proposed new 15,000 square foot lot in this matter. Attorney Adams stated that any proposed condition which provided that the new 15,000 square foot lot was not approved as a building lot, and therefore building permits could not be issued, would be problematic since the existing cell tower does periodically require equipment upgrades which do necessitate the issuance of building permits. The Planning Board and applicant discussed further options to address the road frontage issue. This matter is placed on the November 6 agenda for further discussion.

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

1. Rensselaer Honda – site plan – approved with conditions
2. Barber – waiver of subdivision – 11/6/2014
3. Duncan Meadows PDD #3 – site plan – 11/6/2014
4. ADD Leasing – waiver of subdivision – 11/6/2014

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

1. Barber – waiver of subdivision
2. Duncan Meadows PDD #3 – site plan
3. ADD Leasing – waiver of subdivision
4. Broderick – waiver of subdivision