

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

MINUTES OF THE PLANNING BOARD MEETING HELD March 5, 2015,

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

ABSENT was TIMOTHY CASEY.

ALSO PRESENT were DAN BRUNS, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster reviewed the agenda posted for the March 5 meeting. Chairman Oster noted that the only agenda item was the Oakwood Property Management PDD Site Plan, and that he had been informed that the applicant was still preparing its full site plan application submittal and requested that the matter be placed on the March 19 agenda. The Oakwood Property Management PDD Site Plan application will be placed on the March 19 agenda for discussion.

The Planning Board Members reviewed the draft minutes of the February 19, 2015 meeting. Upon motion of Member Mainello, seconded by Member Esser, the draft minutes of the February 19, 2015 planning board meeting were unanimously approved without amendment.

One item of new business was discussed.

ADD Leasing presented a sketch plan for a minor subdivision of property located at 795 Hoosick Road. Ray Darling of Erdman Anthony was present for ADD Leasing. Mr. Darling stated that the applicant is seeking to divide 795 Hoosick Road so as to divide off a fifteen thousand plus or minus square foot parcel, on which an existing cell tower is located, from the remaining area of 795 Hoosick Road. Mr. Darling stated that 795 Hoosick Road is the site of the former Carbone

Subaru location prior to its move into its new dealership site. Mr. Darling reviewed the general subdivision layout, in which the fifteen thousand plus or minus square foot cell tower parcel would include a fifteen foot strip leading from the parcel in a southerly direction and connecting to Hoosick Road, providing the required fifteen foot of frontage on a public road. Mr. Darling explained that ADD Leasing has a potential buyer for the remaining 795 Hoosick Road lot, and that it was intended that the future owner of 795 Hoosick Road would retain an easement or other right to use the fifteen foot frontage strip area, but that ownership of the fifteen foot frontage strip would be with the new cell tower parcel. Member Czornyj asked whether a fifteen foot strip is wide enough for the construction of a driveway to the new cell tower parcel, if necessary. Member Czornyj stated that the length of this driveway would require the Town's private road standards to apply. Attorney Gilchrist reviewed the standards for a legal building lot under the New York Town Law, and also the requirements under the Town code for private roads. After further discussion, it was proposed that Mr. Darling revise the proposed lot line to provide adequate width to construct a driveway pursuant to the Town's private road standards on the cell tower lot, with final requirements to be reviewed between the applicant's engineers and the Brunswick Building Department. Mr. Darling stated that he would work with the Building Department on required width, and prepare the minor subdivision plat with the required width for the frontage strip. Chairman Oster confirmed that the applicant is not seeking any new construction, and that the application merely seeks the division of one lot into two lots with no new construction or proposed land use. Mr. Darling confirmed this. Chairman Oster asked Mr. Bonesteel as to whether there were any issues he saw on the lot layout. Mr. Bonesteel confirmed that there would be no new proposed curb cuts, and that the owner would not be constructing a driveway at this time. Mr. Darling said that no driveways are proposed at this time, as the cell tower parcel continues to utilize

an easement over the existing driveway to the east of the Rensselaer Honda used car dealership location. Mr. Bonesteel suggested that the entire length of the frontage strip for the cell tower parcel be at the required width, so that there would be no issues regarding turning radius for any trucks or other equipment accessing the cell tower parcel in the event this driveway is constructed in the future. The Planning Board then discussed the timeline for submission of the minor subdivision plat and date for the required public hearing. It was determined that this matter will be placed on the March 19 agenda for review of the minor subdivision plat, and if the application is complete at that time, the public hearing would be scheduled for the first meeting of the Planning Board in April. This matter is placed on the March 19 agenda for further discussion.

The index for the March 5, 2015 meeting is as follows:

1. Oakwood Property Management PDD Site Plan – March 19, 2015.
2. ADD Leasing – Minor Subdivision – March 19, 2015.

The proposed agenda for the March 19, 2015 meeting currently is as follows:

1. Oakwood Property Management PDD Site Plan; and
2. ADD Leasing - Minor Subdivision.