

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD NOVEMBER 19, 2015

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

ABSENT was FRANK ESSER.

ALSO PRESENT was WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

The Planning Board reviewed the draft minutes of the November 5, 2015 meeting. Upon motion of Member Czornyj, seconded by Member Wetmiller, the draft minutes of the November 5, 2015 meeting were unanimously approved without amendment.

The first item of business on the agenda was the site plan application submitted by PF Management Group for property located at 668 Hoosick Road. Chris Kambar of APD Engineers was present for the applicant, together with David Leon of PF Management Group. The applicant proposes to demolish both the former Screen It building as well as the Evolution Auto building, and construct two new commercial buildings. The first commercial building is proposed to be 17,800 square feet, and will be an Aldi grocery store. The second building is proposed to be 2,200 square feet, and will be a Taco Bell restaurant with drive-thru service. In connection with the project, the applicant has also filed several variance applications with the Brunswick Zoning Board of Appeals, including a variance seeking the reduction of the required total number of parking spaces at this site. The Zoning Board of Appeals had referred the parking space variance

application to the Planning Board for recommendation. The Planning Board had deliberated on the parking space variance issue at its November 5 meeting, and a proposed written recommendation was prepared for review at this November 19 meeting. David Leon of PF Management Group stated that he had confirmed the total number of parking spaces at the existing Planet Fitness building, and that the Planet Fitness site has a total of 121 parking spaces, and under the Town Code requirements, only 81 spaces are required for the Planet Fitness use. Also, Mr. Leon stated that the parking spaces are 9 feet by 18 feet in the Planet Fitness parking lot. Mr. Leon confirmed that there was an existing 50-foot cross-easement between 668 Hoosick Road and the Planet Fitness site for vehicular access. The Planning Board reviewed a draft written recommendation on the parking space variance issue. One additional finding was included in the draft recommendation, to expressly identify the existence of an existing cross-easement for utilities and drainage as well as for vehicular access, and that the drainage cross-easement was relevant with respect to stormwater compliance issues. With that addition to the draft recommendation, which supports the issuance of the variance for parking space requirements, Member Czornyj made a motion to adopt the written recommendation, which motion was seconded by Member Wetmiller. The motion was unanimously approved, and the written recommendation adopted. The written recommendation will be forwarded to the Brunswick Zoning Board of Appeals for consideration in connection with the parking space variance application. The applicant also requested that the Planning Board consider SEQRA lead agency designation. Attorney Gilchrist stated that he recommends that the Planning Board send out lead agency coordination notices to the other involved agencies on this action, indicating that the Planning Board sought to be SEQRA lead agency on the application. The Planning Board members concurred, stating that coordination of lead agency should be undertaken and that the Planning Board did seek to assume lead agency

status. This application is an unlisted action under SEQRA. There was discussion concerning the Zoning Board of Appeals being able to act on the variance applications prior to continuation of consideration of the site plan by the Planning Board. The Planning Board determined that the Zoning Board should conduct their own SEQRA review in an uncoordinated fashion given that the action is unlisted under SEQRA, but the Planning Board should coordinate with the remaining involved agencies. Mr. Bonesteel also stated that he requested the applicant to complete the long form environmental assessment form, and provide all supporting environmental reports in the possession of the applicant. This matter is placed on the January 7, 2016 Planning Board agenda for further discussion.

One item of new business was discussed.

A waiver of subdivision application was submitted by Kevin and Erin Murphy for property located at 45 Norman Lane. Matthew Turner, Esq. was present for the applicants. Mr. Turner explained that the requested waiver covered a 0.19-acre area that the adjacent property owner, Provost, was proposing to transfer to Murphy. The 0.19-acre area would become part of the lot owned by Murphy. The Planning Board members reviewed the proposed waiver of subdivision map, and had no further questions. Member Czornyj then made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Tarbox. The motion was unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Member Tarbox made a motion to approve the waiver of subdivision application, subject to the condition that the 0.19-acre area be merged into the Murphy lot. Member Mainello seconded the motion subject to the stated condition. The motion was unanimously approved, and the waiver of subdivision application approved subject to the stated condition.

The Planning Board generally discussed development issues along the Hoosick Road corridor, including greenspace requirements, parking area requirements, as well as parking space size requirements. These matters will be further discussed by the Planning Board members for possible recommendation to the Brunswick Town Board.

There were no additional items of new business discussed.

The index for the November 19, 2015 meeting is as follows:

1. PF Management Group – site plan – recommendation on parking space variance adopted; matter placed on January 7, 2016 agenda; and
2. Murphy – waiver of subdivision – approved with condition.

There are currently no agenda items for the December 3, 2015 meeting.