

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JANUARY 7, 2016

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

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

Chairman Oster welcomed the members to the 2016 term of the Brunswick Planning Board, and also congratulated Member Wetmiller on being appointed to an additional seven year term on the Planning Board.

The draft minutes of the November 19, 2015 meeting were reviewed. Upon motion of Member Czornyj, seconded by Member Wetmiller, the minutes of the November 19, 2015 meeting were unanimously approved without amendment.

Chairman Oster noted that the Planning Board meetings that had been scheduled for December 3 and December 17, 2015 were cancelled due to lack of agenda items, and therefore no minutes of those meetings will be prepared.

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. The applicant is seeking to demolish two existing buildings and construct two new commercial buildings for an Aldi grocery store and a Taco Bell restaurant at this location. Chairman Oster noted for the record that the

applicant had contacted the Town, indicating that it was completing all of the application documents, including any updates to the site plan together with the full environmental assessment form and other application documents, and will be submitting those documents within the next day or so, and that the applicant has requested that the matter be placed on the January 21 agenda for consideration. It is also noted for the record that the Brunswick Zoning Board of Appeals did grant the area variances for parking in connection with this project, both in terms of total number of parking spaces as well as parking space size. The Zoning Board of Appeals granted these variances at its meeting held December 21, 2015. It was also noted that the sign variance applications for this project pending before the Zoning Board of Appeals were adjourned without date at the consent of the applicant, subject to action on the site plan by the Planning Board. It is also noted that the applicant has requested that at the January 21 meeting, if the Planning Board deems the application materials to be complete and adequate, that a public hearing be scheduled for the February 4 meeting of the Planning Board on this site plan application. That request will be considered by the Planning Board at the January 21 meeting.

The next item of business on the agenda was a sketch plan submittal for a major subdivision submitted by Henry Reiser for property located at 10 Plante Lane (Tax Map No. 104.-3-14). The total size of this parcel is 371 acres, and the applicant is seeking approval for a total of 13 lots, with 12 residential lots, including 11 new building lots ranging in size from approximately 5 acres to approximately 5.5 acres, with 1 residential lot of approximately 60 acres on which an existing house is located, with a remaining undeveloped lot totaling approximately 258 acres. Access to the new residential building lots is proposed off Penny Royal Lane and Plante Lane. The Planning Board members generally reviewed the sketch plan layout, noting that the Board will need to address the issue of driveway access onto the proposed residential lots from both Penny Royal

Lane and Plante Lane. The Planning Board will also need to determine whether Plante Lane and Penny Royal Lane are Town roads that are owned by the Town or constitute user roads. The Planning Board noted that the issue of non-realty subdivision lots will need to be addressed. The Planning Board also noted that it will need to address a 60 foot reserved access on lot 11 to adjacent property as noted on the sketch plan. This matter is tentatively placed on the January 21 meeting, subject to receipt of all required application fees.

Chairman Oster updated the Planning Board members on the status of the consultant analysis on the issue of a proposed emergency access road in connection with the Oakwood Property Management PDD site plan. Chairman Oster noted that the Planning Board's consultant on this issue is now working directly with the applicable fire departments and is hopeful that the consultant's report will be completed within the next few weeks.

Member Czornyj updated the Planning Board members on the use of computer software in the Brunswick Building Department to monitor project conditions which the Planning Board attaches to site plans and subdivisions, to ensure that these conditions are being complied with during construction.

The index for the January 7, 2016 meeting is as follows:

1. PF Management Group – site plan – 1/21/2016
2. Resier – major subdivision sketch plan – 1/21/2016 (tentative)

The proposed agenda for the January 21, 2016 currently is as follows:

1. PF Management Group - site plan
2. Reiser - Major subdivision sketch plan (tentative)