

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JULY 21, 2016

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

ABSENT was TIMOTHY CASEY.

ALSO PRESENT was KAREN GUASTELLA, Brunswick Building Department.

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

Chairman Oster reviewed the agenda as posted on the Town website.

The Planning Board continued the public hearing on the Oakwood Property Management Planned Development District site plan, which had initially been opened on July 7, 2016. Chairman Oster again reviewed the rules for the conduct of the public hearing. The notice of public continuation of public hearing was read into the record, noting that such notice had been published in the Record, placed on the Town signboard, posted on the Town website, and mailed to owners of adjacent properties. Robert Osterhoudt, P.E., of Bohler Engineering, was present for the applicant. Chairman Oster requested that Mr. Osterhoudt present an overview of the proposed site plan. Mr. Osterhoudt presented an aerial photograph of the site with current conditions, and then presented the proposed site plan showing the proposed layout of buildings, road system, utilities, and stormwater facilities. Mr. Osterhoudt stated that 253 apartment units are proposed, including 23 buildings with 11 apartment units in each building. Mr. Osterhoudt stated that 2 access roads exist off of Oakwood Avenue. Mr. Osterhoudt reviewed the proposed parking plan.

Mr. Osterhoudt reviewed the proposed utility plan, including alternates for water connections. Mr. Osterhoudt explained that one alternate water connection is a loop system utilizing utility easements to be obtained that would allow water line connection to Northstar Drive and Naples Court; Mr. Osterhoudt then stated an alternative water connection is being reviewed that would eliminate the Naples Court connection, continue to use the Northstar connection, but to run a water line north along Oakwood Avenue to the Farrell Road and High Point Drive location, which is the utility plan for the sewer connection. Mr. Osterhoudt reviewed the proposed sewer plan, which will include a gravity system internal to the project, leading to a pump station on Oakwood Avenue that will pump wastewater north to the Farrell Road location. Mr. Osterhoudt reviewed the stormwater plan, which proposes 8 stormwater detention areas which allows the treatment of stormwater closer to the source and breakup the stormwater plan to allow for smaller drainage areas. Mr. Osterhoudt stated that a full Stormwater Pollution Prevention Plan had been prepared, and that comments had been received from the Town Water Department and Town consulting engineer. Mr. Osterhoudt reviewed the proposed wetland crossings, indicating that existing Army Corps permit modifications are pending. Mr. Osterhoudt stated that subsequent to the July 7 meeting, he has met with the fire departments and Ronald Laberge, P.E. to discuss hydrant locations, alarms, and further that he has prepared revised hydrant location and heights which have been reviewed by the Center Brunswick Fire Department and found to be acceptable and which are still under review by the Brunswick No. 1 Department. Mr. Osterhoudt stated that he had met with Ronald Laberge, P.E. and Andrew Ross to review the stormwater plan, and that it was his understanding that Mr. Ross was satisfied with the proposed stormwater plan. Chairman Oster and Member Wetmiller confirmed that they had spoken with Mr. Ross and that he has no objection to the stormwater plan. Chairman Oster then opened the floor for the receipt of public comments.

Ron Brosnahan, 14 Northstar Drive, raised a comment concerning the proposed water system, including any loop system to Northstar Drive and Naples Court, or the Northstar Drive connection and Oakwood Avenue. Mr. Brosnahan stated that Mr. Osterhoudt indicated that a loop system utilizing Northstar Drive and Naples Court would improve circulation and flow over the dead end water lines that currently exist, and that the loop system would increase circulation and water quality, but would have little effect on water pressure, whereas the use of Oakwood Avenue to the Farrell Road/Highpointe Drive area may be a benefit as the Highpointe development is under higher water pressure, but that the engineering for that system is still preliminary. Mr. Brosnahan stated he lives on the corner of Northstar Drive and Lindsay Drive, and that his experience is that the water flow is not consistent and there are varying water pressures even during one 24-hour period. Mr. Brosnahan stated that he had installed an underground sprinkler system a few years ago, and that after the system was installed, it failed to operate properly because there was no water pressure. Mr. Brosnahan stated that the company that installed the system could not identify a reason why the pressure should not be working, but did need to include a jet pump which worked for a while, but there are still problems with the jet pump. Mr. Brosnahan stated that the water system should be analyzed for purposes of increased pressures, and that the engineering should be reviewed by the applicant's engineers, the Town consulting engineer, and the Town Water Department. Mr. Brosnahan's question was whether this proposed water system would negatively or positively affect his property in the North 40 subdivision. Mr. Osterhoudt confirmed that the engineering was preliminary in nature, and that these issues would need to be analyzed. Chairman Oster did note that a looped water system would be beneficial to the North 40 subdivision in terms of maintenance and allowing for a second feed of water supply to the North 40 subdivision. Chairman Oster inquired whether there were any further public comments. Hearing none, the

Planning Board closed the public hearing on the Oakwood Property Management Planned Development District site plan application.

Thereupon, the regular meeting of the Planning Board was opened. The draft minutes of the July 7, 2016 meeting were reviewed. Upon motion of Member Czornyj, seconded by Member Mainello, the draft minutes of the July 7, 2016 meeting were unanimously approved without amendment.

The first item of business on the agenda was the Oakwood Property Management Planned Development District site plan application. Robert Osterhoudt, P.E., Bohler Engineering, was present for the applicant. Chairman Oster inquired as to the status of utility easements to Northstar Drive and Naples Court. Mr. Osterhoudt stated that an agreement in principal for a utility easement for connection to Northstar Drive is in place with the property owner, but that an agreement in principle for a utility easement for the Naples Court connection is not in place, and that his client has requested Bohler Engineering to look at the alternative water connection along Oakwood Avenue to Farrell Road/Highpointe Drive, which was discussed during the public hearing, and Mr. Osterhoudt reports that the City of Troy has given conceptual approval to the water connection along Oakwood Avenue to the Farrell Road/Highpointe Drive area. Chairman Oster reviewed the July 11, 2016 review letter prepared by consulting engineer Ronald Laberge, P.E. indicating that items number 1 through 4 had been addressed, and that item 5 will be addressed in a further submission from Bohler Engineering. Member Mainello asked about comments from the Chief of the Brunswick Fire Department. It is reported that the issue of an automatic fire alarm system has already been discussed with the Brunswick No. 1 Fire Department, that the applicant will install knock boxes in connection with the project and will coordinate with the fire department on the knock box installation, and the issue of the water system is currently being discussed. Chairman Oster

noted that a written report on the responses to the public comments and further information regarding the proposed water and sewer system will be required. Mr. Osterhoudt stated that his office will respond to all public comments in one submission, and present an updated set of plans to reflect the responses to public comments. Mr. Osterhoudt stated that his office had held off on making a number of submissions to address individual comments, and instead will be submitting one written report to respond to all public comments and submit one set of updated plans. Scheduling was discussed, and it was determined that this matter is placed on the August 4, 2016 agenda for further discussion, but that in the event the further submissions by the applicant cannot meet that schedule, the matter will be then placed on the August 18 agenda for discussion. Chairman Oster noted that the comments of the Town consulting engineer and Town Water Department on the stormwater plan must also be addressed, and Mr. Osterhoudt stated that all comments on the stormwater plan will be addressed. Member Wetmiller had a question concerning water pressure for purposes of fire hydrants, and whether the applicant had performed any kind of fire flow test for pressures. Mr. Osterhoudt stated that his office is preparing the engineering report for a water district extension for the project, and that hydrant flow tests are done as part of that engineering report, and that this information will be submitted to the Town. This matter is tentatively placed on the August 4, 2016 agenda for further discussion.

There were no new items of business.

The index for the July 21, 2016 meeting is as follows:

1. Oakwood Property Management Planned Development District - Site plan - August 4, 2016.

The proposed agenda for the August 4, 2016 meeting currently is as follows:

1. Oakwood Property Management Planned Development District - Site plan.