

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD APRIL 6, 2017

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

ABSENT was VINCE WETMILLER.

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

Chairman Oster reviewed the agenda for the meeting as posted on the Town signboard and website.

The draft minutes of the March 16, 2017 meeting were reviewed. Upon motion of Member Czornyj, seconded by Member Casey, the minutes of the March 16, 2017 meeting were unanimously approved without amendment.

The first item of business on the agenda was the site plan application submitted by Brunswick Design Group. The applicant seeks to construct self-storage units on a 20-acre parcel located at 74 Farrell Road. William Bradley of Brunswick Design Group was present. Mr. Bradley reviewed the current site plan set, focusing on the phasing plan which is included on sheet #3 depicting three phases for this project, including Phase 1 development located toward the rear of the parcel, Phase 2 including the area for outside storage of large vehicles and equipment, and Phase 3 being development of the front portion of the property nearest Farrell Road. Mr. Bradley also generally reviewed the stormwater plan for the project, stating that he had forwarded the stormwater report to Mr. Bonesteel for review. Mr. Bradley stated that the stormwater plan is to use dry retention ponds, which will

follow existing discharge points from the site. Mr. Bradley explained that the site is fairly flat, with about a 1-foot differential in elevation over the parcel. Mr. Bradley stated that most of the stormwater will flow to the front of the property, but there will be flow that goes to the rear of the site, which will include a basin with a berm located to the rear of the property. Mr. Bradley stated that most of the stormwater will continue to flow toward the front of the property, but that the 100-year storm may utilize the detention basin at the rear of the parcel. Mr. Bradley also reviewed the vegetation which will remain on the site and will not be disturbed as a result of the project. Mr. Bradley stated that the Phase 2 area for large vehicle and equipment storage may be paved, but right now it is shown as a gravel surface. Chairman Oster asked whether this had any impact to the stormwater plan for the property. Mr. Bradley stated that paving the Phase 2 area will not impact the stormwater plan since he already calculated the area as impervious for his stormwater report. Chairman Oster asked about the total percentage of the storage units which are planned for Phase 1. Mr. Bradley stated that about 60% of the storage units are included within Phase 1 of the project. Chairman Oster noted that there was an existing detention pond located in the front of the property near the existing entrance. Mr. Bradley confirmed that he had constructed that detention area on the property to determine soil and percolation conditions, and that the pond will be maintained but that a pipe will be installed since the pond is not designed to hold water under the project stormwater plan. Member Czornyj raised a question about the size of the storage units. Mr. Bradley stated that there were about 400 rental units total, which includes storage units of various sizes. Mr. Bradley also stated that there were approximately 70 parking areas in the Phase 2 section of the project for storage of large vehicles and equipment. Chairman Oster asked Mr. Bonesteel about his review of the stormwater plan for the project. Mr. Bonesteel stated that he had reviewed the stormwater report, that the stormwater plan is complex as it includes overland flow of stormwater only, without the use of any catch basins or pipes to convey stormwater. Mr. Bonesteel stated the plan includes vegetative swales only, which again

are not designed to hold water. Mr. Bonesteel said that in general, the proposed stormwater plan is acceptable and the stormwater management will be adequate, but that a detailed stormwater pollution prevention plan will need to be prepared and submitted for review prior to site development. Member Esser had a question concerning how the storage units would be put together. Mr. Bradley stated that the storage units will be located on grade beams which will be placed on the ground surface, and that the units will be welded together at the seam. Chairman Oster then reviewed specific items which had been discussed at previous meetings concerning the project. These included the prohibition under the unit leases on the storage of any hazardous materials, with which Mr. Bradley agreed; that the storage units would be a neutral color, with which Mr. Bradley agreed to have the storage units either a tan or a green color; that motion-sensor lighting would be used on the project site, with which Mr. Bradley agreed; the existing vegetation and trees located outside the disturbed areas on the project site would remain undisturbed, with which Mr. Bradley agreed; that compliance is required with the phasing plan as depicted on sheet 3 of the site plan set, with which Mr. Bradley agreed; that the storage containers must be consistent with the visual renderings provided by Mr. Bradley as part of the site plan review and part of the Town Building Department file, with which Mr. Bradley agreed; and that landscaping must be completed toward the front of the project site before installation of storage units in Phase 3 of the project, with which Mr. Bradley agreed. Regarding the landscaping in front of the site, Mr. Bradley wanted to confirm on the record that a full berm is not being proposed, but rather a limited berm with plantings that will mature over time so as to provide a visual screen for the storage units on the project site. The existing slope and grade differential in the front of the site will be maintained. The Planning Board concurred. Chairman Oster asked about snow storage on the site. Mr. Bradley stated that the snow would be plowed off the travel lanes, and will be deposited on site outside the areas of disturbance on the site plan. Chairman Oster also noted that the Planning Board had discussed requiring a sign to be installed at the entrance driveway stating that there was

right turn only onto Farrell Road leading to Oakwood Avenue. Mr. Bradley stated that he would include a sign, the specific language of which will be reviewed with the Building Department, stating that users of the site must make right turn only onto Farrell Road leading to Oakwood Avenue, but that he will not be responsible for its enforcement as Farrell Road is an existing public road. The Planning Board also stated that the detailed stormwater pollution prevention plan must still be submitted and reviewed by the Planning Board engineer. Member Casey asked about the details for the fencing around the site. Mr. Bradley stated that a stock split rail fence would be used in the front of the site along Farrell Road, and that an 8-foot chain link fence would be used around the remaining portions of the storage unit areas for security purposes. The Planning Board also noted that a caretaker home is shown on the site, but that Rensselaer County Health Department approval would be required for water and septic prior to any building permit issuance for construction of the caretaker house. Mr. Bradley agreed. The Planning Board reviewed the procedure on the application, noting that a public hearing had been held, that comments received at the public hearing had been addressed, and that the matter was procedurally before the Board for action on the site plan. Chairman Oster asked whether the Planning Board members were ready to proceed with action on the site plan. Thereupon, Member Czornyj made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Casey. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member Czornyj then made a motion to approve the site plan subject to the following conditions:

1. Submission of a detailed stormwater pollution prevention plan, and subject to all final Planning Board Engineer comments on the stormwater pollution prevention plan;
2. Submission of details on the site plan concerning the location and specifications for the fencing on the project site; and

3. Rensselaer County Health Department approval for water and septic in connection with the caretaker house prior to issuance of any building permit for the caretaker house.

Member Casey seconded the motion subject to the stated conditions. The motion was unanimously approved, and the site plan approved subject to the stated conditions.

There were three items of new business discussed.

The first item of new business discussed was the site plan application submitted by Rosenblum Development Corporation for a proposed indoor self-storage facility at 850 Hoosick Road. Daniel Hershberg, P.E., project engineer, and Jeff Mirel of Rosenblum Development Corporation, were present for the applicant. Mr. Hershberg stated that Rosenblum had previously proposed a 3-story, 90,000 square foot indoor self-storage project for this location, but have now revised the project plan to include a 2-story, 66,300 square foot proposed indoor storage facility for this site. Mr. Hershberg stated that the existing topography would continue to be utilized, so that the rear of the building is one story in elevation, and the front of the building will be two stories. Mr. Hershberg presented a rendering of the proposed project depicted from Hoosick Road. The site will include an 8-foot high decorative aluminum black fence in the front of the site, with an 8-foot chain link fence in the rear. Mr. Hershberg stated that the current use of the property results in 46.9% of the site being greenspace, and the proposed indoor self-storage facility will result in 47.5% remaining green. Mr. Hershberg stated that a stormwater plan will be prepared based on redevelopment of the site, and discussed the concept plan for stormwater management. Mr. Hershberg reviewed the proposed public water for the site, and stated that the buildings will have sprinklers. Mr. Hershberg reviewed the sewer connection, stating that very little wastewater will be generated from the site, having only one office with a restroom. Mr. Hershberg did state that a full stormwater pollution prevention plan will be required, and will be prepared based on redevelopment of the site. Mr. Hershberg stated that the stormwater

plan will need to be reviewed by NYSDOT, and that NYSDOT will also have to review the proposed water connection for the site as the applicant will need to directionally drill under Hoosick Road for installation of the waterline. Mr. Hershberg stated that the existing curb cut at the site will be used, but that it may be cleaned up with the use of curbs. Member Czornyj asked about the height of the building. Mr. Hershberg stated that the height of the building in the front is 22 feet from grade to the roofline, and 12 feet in the rear from grade to roofline. Mr. Hershberg stated that shale will need to be removed from the site for building construction, and based on preliminary testing, it appears that the shale will be able to be ripped and removed from the site. Chairman Oster asked whether the existing building will be taken down. Mr. Hershberg said the existing building will be removed, and the new building constructed on the site will be larger. Chairman Oster asked whether there were any existing underground storage tanks on the property. Mr. Hershberg stated that all storage tanks are above-ground at the existing site, and that Rosenblum had environmental site assessments completed and that the site is remarkably clean given its use as a repair facility. Chairman Oster stated that the applicant should coordinate with the Brunswick No. 1 Fire Department on the site plan, and that the site plan set should be provided to the fire company. William Bradley, Brunswick Water Department, was present and commented that there is an easement for a waterline located on the site, and the applicant will need to take that into consideration. Mr. Hershberg stated that the site plan does show the waterline easement on the site. Member Tarbox asked whether the existing berm between this project site and the adjacent Tractor Supply site would remain. Mr. Hershberg stated that the berm will be kept in place. The Planning Board discussed site maintenance and security issues with the applicant. Chairman Oster asked about the sizes of the storage units. Mr. Mirel stated that the units accessed to the rear of the property will range from 10 feet by 25 feet to 10 feet by 30 feet, and will utilize overhead doors for access. Mr. Mirel stated that the units accessed from the interior of the building will range in size from 50 square feet up to 100 square feet. The Planning Board discussed

market demographics and projected usage of the facilities with the applicant. Chairman Oster asked whether the applicant projects the usage to be more residential rather than contractor-type use. Mr. Mirel stated that residential use is likely, but will not necessarily be restricted, and that a contractor-type use could be anticipated for the larger units located to the rear of the building. Member Czornyj asked whether a landscaping plan was included. Mr. Hershberg stated that a landscaping plan is part of the site plan documents. Member Czornyj asked about the color scheme for the buildings. The applicant stated that the color scheme is depicted on the renderings of the site, which is the color scheme used by Rosenblum on its self-storage business. Mr. Mirel confirmed there would be no elevator on the interior of the building, and access to the second floor units would be from the rear of the site. The Planning Board asked whether solar panels were anticipated for the roof of the building. Mr. Mirel stated that the applicant was looking into it, which would be considered as part of the structural design for the building if the solar option is pursued. Mr. Mirel stated that Rosenblum was constructing similar self-storage facilities in Albany, located on North Russell Road off of Central Avenue between the Home Depot and Price Chopper. Member Casey asked about proposed hours of operation. Mr. Mirel stated that the facility could be accessed through an electronic card access gate likely between 6:00am and 10:00pm, but that site staffing would be approximately 8:00am until 6:00pm. Mr. Mirel confirmed that only renters of the storage units would be provided electronic access cards, that the cards would be operational only between 6:00am and 10:00pm, and that the site would be secure at all off hours. The Planning Board asked about projected traffic in and out of the storage facility. Mr. Hershberg stated that in connection with the Albany self-storage facility currently being constructed by Rosenblum, which is 90,000 square feet in size, standard traffic engineering factors show that six vehicles per hour would be in and out of that storage facility at peak hours. Given that the proposed Brunswick facility is smaller in size, the projected traffic in and out during the peak hour would probably be about four cars per hour. Member Tarbox asked for an

interior floor plan for the storage unit facility. Mr. Hershberg stated that the interior floor plan was in process, and would be submitted to the Planning Board. The Planning Board also discussed temperature control of the storage units with the applicant. The Planning Board discussed a general timeline for site plan review, stating that the matter would be put on the April 20 agenda for discussion of site plan application completeness, but that the Planning Board did want the opportunity for the Brunswick No. 1 Fire Department to review the site plan and provide comments as well. The Planning Board stated that once the application is determined to be complete, which could occur at the April 20 meeting, then the public hearing on the application will be scheduled. This matter is placed on the April 20 agenda for further discussion.

The second item of new business discussed was a preliminary sketch plan presented by Chip Bulson for property located off Indian Creek Road. Chip Bulson and Paul Engster, Esq. were present. Mr. Engster and Mr. Bulson explained that Mr. Bulson owns two adjacent properties located off Indian Creek Road, one of which totals 140 acres of mostly forest which has an approved forest management plan. Mr. Bulson also owns an adjacent piece of property which he purchased in 2015, totaling 20 acres with an existing residence, with frontage on Indian Creek Road. Mr. Bulson stated that his initial proposal was to construct six to seven cabin-type lodges on the 20-acre parcel, which would be designed for rental and weekend use. His most recent proposal is to construct one single building having a number of units available for rental, which would constitute a tourist home under the current Brunswick Zoning Ordinance. The Planning Board asked whether the proposed home is located entirely on the 20-acre parcel, and would utilize only the 20-acre parcel. Mr. Bulson stated that the home would be located entirely on the 20-acre parcel, but that he would offer the 140-acre parcel to patrons to allow them to walk the property and enjoy the forest area. The Planning Board stated that, for a commercial site plan, detail on the 20-acre parcel would need to be provided in compliance with the Brunswick site plan regulations. The Planning Board stated that a commercial

site plan was required due to the proposed use of the property, which is analogous to a hotel-type use. Mr. Bulson stated that the home would have a total occupancy of between 12–18 persons, and that he would be renting those units out not limited to single-family use, but to unrelated persons in the nature of a bed-and-breakfast-type use. Mr. Engster and Mr. Bulson stated that this proposed use would constitute a bed-and-breakfast under the Town's new proposed zoning law. Mr. Bulson stated that he was seeking to pursue this project in order to generate income to offset the costs associated with maintaining his large 140-acre parcel as a tree farm/forest use. Mr. Bulson stated that he felt this was a quiet, low-key use of the property, rather than going in the direction of subdivision and sale of building lots. Mr. Bulson stated his goal is preservation and continued forestry practices. There was discussion as to whether a commercial kitchen would be used, and Mr. Bulson stated he had not yet progressed his plan to that level of detail, but that if a commercial kitchen was used, he would follow all Health Department/sanitation requirements. Mr. Bulson stated he proposes to keep the existing home on the property, and build a new structure in addition to the existing home on the 20-acre parcel. Mr. Bulson stated that he was looking to market to a higher-end patron, and that the units would be a minimum of \$200 per night. Member Czornyj asked whether the Planning Board members could access the property. Mr. Bulson stated that he welcomed the Planning Board members to the property, and if he was contacted, he would give them a tour of the entire property. The Planning Board members discussed the water and septic requirements for a project of this size, and that public water and public sewer were not available. Mr. Bulson and Mr. Engster stated that they would need at least 60 days to advance this plan, and that coordination with the Rensselaer County Health Department was the next step. The Planning Board members also stated that in the event the full site plan application is submitted, additional information concerning access to the site over Indian Creek Road should be provided for Planning Board consideration. This matter is adjourned without date.

The third item of new business discussed was a proposed amendment to the commercial site plan of Rensselaer Honda located on Hoosick Road. John Montagne, P.E., of GPI Engineering, was present. Mr. Montagne explained that the renovations to the Rensselaer Honda location are completed, and that Rensselaer Honda is requesting limited amendments to the approved site plan to expand paved areas on the site in four locations. Mr. Montagne reviewed the four locations, three of which exist to the rear of the site, and one of which is located at the front of the site. The three paved areas proposed toward the rear of the site are in the location of the access gate, one associated with increasing the turning radius in the travel lane, and one in a parking area toward the rear of the site. Regarding the area of the front of the site, Mr. Montagne stated that Rensselaer Honda is looking to widen the pavement in the access driveway area off Hoosick Road along the shoulder of that access driveway, which is now in gravel, and that Rensselaer Honda is seeking to have that area paved rather than put back into grass as greenspace. Chairman Oster and members of the Planning Board generally concurred that the areas to the rear of the project site appear reasonable, particularly in the area of increased turning radius for trucks to the rear of the site. However, the Planning Board members raised concern regarding additional paving in the front of the Rensselaer Honda site, and were also concerned that cars had been parked along the access road despite the fact that the existing approved site plan does not allow car parking in that area. Mr. Montagne stated that Rensselaer Honda was experiencing patrons parking along the shoulder of the access driveway. The Planning Board members stated that it was their observation that cars had been stored in that area by Rensselaer Honda, and that the approved site plan does not allow cars to be parked or stored in that location. The Planning Board members stated that if Rensselaer Honda wants to park or store cars in that area, then they should proposed it on an amended site plan, but that the Planning Board conceptually was opposed to additional car storage along the access driveway. Mr. Montagne understood the position of the Planning Board on the concept of additional paved areas to the front of the Rensselaer Honda

site, but that the proposed areas of additional pavement to the rear of the site were generally acceptable to the Planning Board. Mr. Montagne stated that he would review these discussions with his client. Member Tarbox wanted specific greenspace calculations, and changes to the greenspace area, if the amendment to the site plan is pursued. Mr. Bonesteel stated that he wanted to review stormwater calculations in light of any proposed additional paving areas on the Rensselaer Honda site. This matter is placed on the April 20 agenda for further discussion.

The index for the April 6, 2017 meeting is as follows:

1. Brunswick Design Group - Site plan - Approved with conditions;
2. Rosenblum Development Corporation - Site plan - 4/20/2017;
3. Bulson - Preliminary site sketch plan - adjourned without date;
4. Rensselaer Honda - Amendment to site plan - 4/20/2017.

The proposed agenda for the April 20, 2017 meeting currently is as follows:

1. Rosenblum Development Corporation - Site plan;
2. Rensselaer Honda - Amendment to site plan.