Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD AUGUST 20, 2026

PRESENT were DAVID TARBOX, ACTING CHAIRMAN, J. EMIL KREIGER, LINDA STANCLIFFE, MICHAEL CZORNYJ and JOHN MAINELLO III.

ABSENT were RUSSELL OSTER and DONALD HENDERSON.

ALSO PRESENT were KEVIN MAINELLO, Brunswick Building Department, VICTORIA MOSLEY, ESQ., representing the Planning Board, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Acting Chairman Tarbox reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The first item of business on the agenda was a public hearing concerning a major subdivision application submitted by Brunswick Road Development, LLC for property located along NYS Route 2. Andrew Brick, Esq. and Anthony Casale were present to review the application. Acting Chairman Tarbox read the procedure for a public hearing held by the Planning Board. Attorney Mosley read the Notice of Public Hearing into the record, with the Notice having been published in the Troy Record, placed on the Town sign board, posted on the Town website, and mailed to the owners of all properties within 300 feet of the project site. Acting Chairman Tarbox asked the applicant to briefly review the project for the public. Mr. Brick stated that the project was a 25-lot subdivision, consisting of 24 building lots and one stormwater lot, on an approximately 41-acre parcel of land on NYS Route 2, immediately west of Heather Ridge Road.

Mr. Brick stated that the project had been previously approved in 2024, that that approval had been extended multiple times before expiring, and that this application was exactly the same, with no changes, as the application approved by the Planning Board in 2024. Mr. Brick stated that there had been no changes made to the parcel or the subdivision design. Mr. Brick stated that a 2019 Planned Development District (PDD) approval concerning the project was still in effect. Mr. Brick stated that the applicant had no problem with any of the previous conditions on the approval of the application being imposed again, and noted that several of those conditions had already been met. Mr. Brick also reviewed the project's site map, stated that a required easement from National Grid for the proposed waterline on the site had recently been obtained, and that a letter from the U.S. Army Corps of Engineers concerning wetlands on the site had been received in July. Acting Chairman Tarbox opened the public hearing on the application. Steve Angle, of 56 East Road, asked about greenspace on the site that the applicant was legally prohibited from building on, and asked for clarification on an existing right-of-way for utilities on the site, specifically whether that right-of-way was or could become a road. Harriet Borton, of 7 Hilltop Road, asked if there would be any woodlands between the project site and the existing Brunswick Hills subdivision at the end of construction. Mr. Brick reviewed woodlands and an existing conservation area on the site map. Jim Tkacik, of 387 Brunswick Road, stated that the project presented a serious safety hazard along NYS Route 2, noting that there was an existing passing lane on that road going downhill in front of the proposed entrance to the subdivision, and that cars driving down Route 2 would not look at that entrance if they were seeking to pass a car in front of them. Mr. Tkacik asked if the applicant had discussed the project with NYS Department of Transportation (DOT), and stated that removing the existing passing lane and lowering the speed limit along that section of Route 2 would mitigate the safety issues. Mr. Tkacik asked if there would be traffic changes on Route 2

during the construction period. Mr. Tkacik noted that some of the proposed building lots on the site seemed to be unsuitable for building, noting that some lots were proposed to have large retaining walls due to significant topography issues throughout the site. Mr. Tkacik asked about a specific drainage pipe on the site and asked where that pipe would discharge water to, and how water would get to the retention pond on the site. Mr. Tkacik asked whether the applicant or the owner of each individual lot would be responsible for the maintenance of the retaining wall on that lot. Mr. Tkacik noted "bio-retention basins" on the site map, asked what the depth of those basins would be, and stated that future owners of the lots with those basins on them might want to fill them in depending on how deep they were. Michael O'Connor and Jenny O'Connor, of 27 Riccardi Lane, spoke next. Mr. O'Connor stated that they lived close to the project site, asked if stormwater mitigation was proposed to be done with a sewer system, and stated that connecting to the existing sewer system they and their neighbors used would cause significant problems. Mr. O'Connor asked if the applicant was proposing to build a new sewer system for the subdivision and if so, could they and their neighbors along Riccardi Lane connect to it. Mr. O'Connor also asked if the subdivision would connect to Hoosick Road in any way, how many trees would be cut down, and if the site would be directly adjacent to a parcel of land owned by National Grid. Mrs. O'Connor then asked if new trees would be planted to screen the subdivision from surrounding properties. Andy Gunther, of 20 Middle Hill Road, agreed with Mr. Tkacik that lowering the speed limit on NYS Route 2 near the entrance to the site would help mitigate safety issues, and noted that he had witnessed many near crashes on that section of Route 2 over the years. There were no further public comments on the application. There were no questions or comments from the Planning Board members. Member Czornyj made a motion to close the public hearing, which was seconded

by Member John Mainello. The motion was unanimously approved and the public hearing was closed.

The draft minutes of the June 4, 2026 regular meeting were reviewed. Upon motion of Acting Chairman Tarbox, seconded by Member Stancliffe, the draft minutes of the June 4, 2026 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was a major subdivision application submitted by Brunswick Road Development, LLC for property located along NYS Route 2. Andrew Brick, Esq. and Anthony Casale were present to review the application. Acting Chairman Tarbox stated that written responses to all comments made during the public hearing would be required. Mr. Brick stated that he would submit written responses. Acting Chairman Tarbox asked if the lots on the subdivision would have septic systems. Mr. Brick confirmed that was correct and that there would be no sewer line through the subdivision. This matter was placed on the September 3, 2026 Planning Board agenda for further deliberation.

The second item of business on the agenda was a site plan application submitted by Richard Valverde for property located at 721 Hoosick Road. Kevin Hixson, of BL Companies, was present to review the application. Mr. Hixson stated that he had submitted written responses on August 14 to all comments made at the public hearing held August 6, that a new aerial rendering of the site had been submitted as well, and that the Zoning Board had granted the two area variances sought by the applicant at its meeting on August 17. Mr. Hixson stated that the applicant was seeking a waiver for the number of parking spaces on the site, noting that the originally proposed number of parking spaces had been decreased due to the discovery of an underground water regulator on the site and the subsequent site plan modification. Mr. Hixson reviewed new renderings of the site, the specifics of the retaining wall proposed for the site, and the proposed treeline at the back of the

site, noting that those trees would grow over time and would fully screen the building from neighboring residences in approximately five years. Mr. Hixson then briefly reviewed the responses to public comments. Mr. Hixson stated that the project's construction hours would be 8:00am to 5:00pm, Monday through Saturday, that workers would not park vehicles along Mohawk Avenue, and noted that anything listed on the project's site plan would be enforceable by the Town Building Department. Mr. Hixson reviewed the procedure for fixing damage caused during construction, stating that any damage would be repaired within five days and that the applicant would not wait until construction was completed to fix any and all damage. Mr. Hixson stated that there had been concerns at the public hearing over the removal of existing vegetation on the site, and stated that while some vegetation would be removed, new vegetation would also be added, resulting in an overall increase of vegetation on the site due to the project. Mr. Hixson reviewed the project's stormwater plan. Mr. Hixson stated that there had been serious concerns at the public hearing about the proposed retaining wall for the site, and reviewed the specifics of the retaining wall again, noting that the wall on the project site would be a different size and have a different design than the retaining wall at the QuickChek convenience store across from Mohawk Avenue. Mr. Hixson stated that there had been concerns at the public hearing about noise generated by the site, and stated that the noise was being mitigated by the building being oriented toward Hoosick Road, not the surrounding neighborhood. Mr. Hixson also explained why no sidewalk was proposed to be built along Mohawk Avenue as part of the project, stating that there was already a sidewalk going up the east side of Mohawk Avenue and that a sidewalk along the other side of the road was not feasible due to widening Mohawk Avenue from 20 feet to 24 feet as part of the project, which was being done to help with the turning radiuses of school buses going up the road. Member Stancliffe stated that she had commented at a previous meeting on the chain link fence

with vinyl slats to be used at the front of the site, and asked if there were any more details on that fencing. Mr. Hixson stated that the fence along the front of the site would not be chain link, but more of a decorative ornamental fence for screening, and that the only chain link fence with black vinyl slats would be around the dumpster enclosure. Acting Chairman Tarbox asked to confirm that the fencing installed and trees planted at the back of the site would be on the applicant's property and not the adjacent neighbors' land. Mr. Hixson confirmed that was correct and clarified that the only trees proposed to be removed at the back of the site were already dead or dying. Acting Chairman Tarbox asked if the adjacent neighbors would be able to see the fence at the back of the site, and Mr. Hixson confirmed that they would. Member Stancliffe asked if the applicant was still waiting for a response from NYS DOT. Mr. Hixson confirmed that was correct, and that the applicant was specifically seeking a Drainage Connection Permit from DOT. Member Czornyj asked about the existing water meter on the property. Mr. Hixson confirmed the existence of the water meter, and stated that it could not be moved as it was specifically placed on the site to provide adequate water to every part of the site during a fire. Mr. Hixson also stated that an easement would also be submitted to the Town concerning the underground water regulator on the site. Acting Chairman Tarbox stated that no action would be taken on the application as Attorney Langlois was still drafting the Resolution to be adopted by the Planning Board. Mr. Bonesteel stated that he wanted to review the plans again, specifically the most recent changes and additions to the plans, and that any additional comments would be submitted to the applicant before the next meeting. Member Czornyj asked if NYS DOT would be involved in the widening of Mohawk Avenue. Mr. Hixson stated that DOT would not be involved as Mohawk Avenue was a Town road, and that no work would be done on Hoosick Road as part of the project. Kevin Mainello asked if the application had been sent to Brunswick Fire Co. No. 1. Mr. Hixson stated that he was not sure, and

that if not, he would do so. This matter was placed on the September 3, 2026 Planning Board agenda for further deliberation.

The third item of business on the agenda was an application for an amendment to a previously-approved site plan amendment submitted by Caroll's, LLC and Joshua Bazis for property located at 747 Hoosick Road. Craig Tripp, RLA, of Greenman-Pedersen, Inc., was present to review the application. Mr. Tripp stated that previous amendments to the existing site plan had been approved by the Planning Board at its July 2 meeting, and reviewed those approved changes. Mr. Tripp stated that the application currently before the Planning Board was a series of amendments to those amendments approved on July 2. Mr. Tripp stated that it was established at the last meeting on August 6, when this application was first presented to the Planning Board, that the prior SEQRA determination could be used again, and that whether to hold a public hearing on the current set of amendments was at the discretion of the Planning Board. Mr. Tripp then briefly reviewed the current set of proposed amendments to the site plan: a second drive-through was still proposed to be built, but the first drive-through would now not be moved; the number of parking spaces would be decreased from 70 spaces to 48 spaces, which was still well in excess of the requirement of 27 spaces based on the size of the building; there would be no changes to the building itself; the existing dumpster enclosure would be renovated, not replaced; and there would be even less utility work done on the site. Member John Mainello stated that he was in favor of the new amendments, stating that employees would no longer have to cross the drive-through lane to get to the dumpster. Mr. Tripp noted that angled parking spaces were still planned. Mr. Bonesteel stated that he had no comments on the application. The Planning Board determined not to hold another public hearing on the current set of amendments. Member Czornyj made a motion to approve the amendment to the previously-approved site plan amendment, which was seconded by

Member Kreiger. The Planning Board voted unanimously to approve the amendment to the previously-approved site plan amendment.

The Planning Board discussed three items of new business.

The first item of new business was a sketch plan submitted by 810 Hoosick Road, LLC for property located at 810 Hoosick Road. Sam Burden, of Bohler Engineering, Rich Stanchek, representing the applicant, and Tom Spain, Esq. were present to review the application. Mr. Burden stated that the applicant was proposing to convert the existing building on the site from a motor vehicle sales business to a body shop, specifically a Vive Collision location. Mr. Burden stated that the parcel was in a B-15 commercial zoning district, that the existing building on the site was approximately 20,000 square feet, and that there was an existing curb cut to Hoosick Road. Mr. Burden stated that the applicant had submitted an application for a building permit to the Brunswick Building Department, and that the Building Department had determined that a site plan application needed to be submitted to the Planning Board due to the change of use for the site. Mr. Burden stated that there were minor changes to the exterior of the building being proposed, including adding vegetation to the front of the site, and that the existing sign on the site would be used and not replaced. Mr. Burden also stated that there would be significant work done on the inside of the building. Member Czornyj asked if there would be any changes to the windows at the front of building facing Hoosick Road. Mr. Burden confirmed that those windows would stay in place, then reviewed the proposed floor plan for the building. Member Stancliffe asked how many cars would be kept inside and outside at any given time. Mr. Burden stated that the applicant hoped to keep all cars inside at all times, including overnight, and that if cars needed to be kept outside, they would be parked behind a gated fence at the back of the site. Member Stancliffe asked if cars would be brought to the site via tow truck. Mr. Burden stated that some cars could be brought to

the site via tow truck, but that most cars were expected to be driven to the site by customers. Acting Chairman Tarbox asked about an area marked on the site map. Mr. Burden stated that that was existing gravel, that the Building Department had noted that as an area of concern, and that the applicant was open to moving the gravel and paving over that area if required. Acting Chairman Tarbox asked if the Planning Board members could visit the site, and Mr. Burden confirmed that they could. Member Stancliffe asked if the application met the Town's parking requirements, and Mr. Burden confirmed that it did. Member Stancliffe asked about a loading dock noted on the site plan. Mr. Burden clarified that that was a ramp that the applicant intended to keep, but was willing to remove if required. Member Czornyj asked if NYS Department of Environmental Conservation (DEC) needed to get involved due to exhaust generated on the site. Mr. Burden stated that the project would meet all local, state and federal requirements for emissions. Member Stancliffe asked if any new floor drains were proposed to be added. Mr. Burden stated that no new floor drains were proposed, noting that the Building Department stated that it would not approve any additional floor drains. Member Kreiger asked if cars being worked on would be visible through the front windows of the building. Mr. Burden stated that he did not believe so, and would check with the applicant. Mr. Bonesteel asked if there would be new exterior lighting added to the site. Mr. Burden confirmed that there would be, and reviewed the lighting proposed for the site. Member Czornyj asked if cars could be dropped off at night, and Mr. Burden confirmed that was a possibility. Acting Chairman Tarbox asked what the store's operating hours would be. Mr. Burden stated that the store would be open 8:00am to 5:00pm Monday through Friday, 8:00am to 12:00pm on Saturdays, and closed on Sundays. This matter was placed on the September 3, 2026 Planning Board agenda for further deliberation.

The second item of new business was a special use permit application submitted by Bjorn Loftfield for property located at 276 Bulson Road. Bjorn Loftfield and John Debboli were present to review the application. Mr. Loftfield stated that he was proposing a freestanding solar array in his side yard. Member Czornyj asked Mr. Debboli if he had recently installed a freestanding solar array on his property. Mr. Debboli confirmed he had, and that the solar array proposed for Mr. Loftfield's property was the same system, only slightly larger, and that the same contractor he used would install the system on Mr. Loftfield's property. Acting Chairman Tarbox asked if his neighbors would be able to see the array. Mr. Loftfield stated that he lived far off of Bulson Road in a heavily wooded area, so it was unlikely that his neighbors would be able to see it. Member John Mainello asked about the elevation of Mr. Loftfield's property in relation to Bulson Road. Mr. Loftfield stated that his property was higher in elevation than Bulson Road. This matter was placed on the September 3, 2026 Planning Board agenda for further deliberation.

The third item of new business was a waiver of subdivision application submitted by Craig Hansen and Pauline Hansen for property located at 1144 Tamarac Road. Ethan Madison, of Keasbey Land Surveying, was present to review the application. Mr. Madison stated that the applicant was proposing to subdivide approximately 5.5 acres from an approximately 60-acre parcel to create a new lot. Acting Chairman Tarbox asked how the new parcel would be accessed. Mr. Madison stated that the new lot would be accessed by Tamarac Road. Member Stancliffe asked about a 50-foot easement noted on the site plans. Mr. Madison stated that that easement would allow for secondary access to the site from Log Woods Road if pursued in the future. Mr. Bonesteel asked if that 50-foot easement was an existing or proposed easement, and Mr. Madison clarified that it was currently a proposed easement. Member Czornyj asked if site lines needed to be added to the site map. Acting Chairman Tarbox asked if the new lot was currently staked, and Mr.

Madison stated that it was not. Acting Chairman Tarbox stated that the Planning Board would like to see some sort of stakes in the ground, even temporary stakes, to get a sense of the new property lines. Mr. Madison stated that he would relay that request to Mr. Keasbey. This matter was placed on the September 3, 2026 Planning Board agenda for further deliberation.

Kevin Mainello noted that one written letter had been received concerning the Brunswick Acres major subdivision application, which would be added to the record.

There was no old business to discuss.

The index for the August 20, 2026 regular meeting is as follows:

1. Brunswick Acres – major subdivision (September 3, 2026)

2. Mavis Tire – site plan (September 3, 2026).

3. Burger King – amendment to site plan amendment (approved).

4. 810 Hoosick Road – sketch plan (September 3, 2026).

5. Loftfield – special use permit (September 3, 2026).

6. Hansen – waiver of subdivision (September 3, 2026).

The proposed agenda for the September 3, 2026 regular meeting is currently as follows:

1. Fischer – minor subdivision.

2. Brunswick Acres – major subdivision.

3. Mavis Tire – site plan.

4. Cillis – major subdivision.

5. 810 Hoosick Road – site plan.

6. Loftfield – special use permit.

7. Hansen – waiver of subdivision.