Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD SEPTEMBER 17, 2026

PRESENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, DAVID TARBOX, MICHAEL CZORNYJ and JOHN MAINELLO III.

ABSENT were J. EMIL KREIGER and LINDA STANCLIFFE.

ALSO PRESENT were KEVIN MAINELLO, Brunswick Building Department, CHRISTOPHER LANGLOIS, ESQ., Attorney to the Planning Board, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairman Oster 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 major subdivision application submitted by Brunswick Road Development, LLC for property located along NYS Route 2. Anthony Casale was present to review the application. Chairman Oster stated that a public hearing on the application had been held on August 20, that the applicant had submitted written responses to comments made at the public hearing, that the Planning Board had reviewed those responses, and that a Resolution approving the application had been drafted. Attorney Langlois stated that the draft Resolution was very similar to the Resolution approved by the Planning Board in August 2024, and that all conditions from the 2024 approval had been included in the draft Resolution, even though some of those conditions had already been met. Attorney Langlois also stated that a negative declaration under SEQRA had been made on the prior approval, and that that negative

declaration could be used here as well. Mr. Casale stated that he had reviewed the draft Resolution and confirmed that it was almost entirely the same. Mr. Casale asked if the applicant needed to come back before the Planning Board when all conditions were met. Attorney Langlois stated that the applicant did not have to come back before the Planning Board at that time, just keep working with the Building Department. Russ Reeves, P.E., who was reviewing the project on behalf of the Planning Board, stated that the written responses to comments made at the public hearing were acceptable, that all requested changes to the project's drawings had been made, and that all required documents had been submitted. Member Henderson asked where public water was coming from to the site. Mr. Casale stated that water would come from Riccardi Lane and Heather Ridge Road. Member Henderson asked if the applicant had obtained easements for the utilities and drainage on the site, and Mr. Casale confirmed that he had. There were no further comments or questions from the Planning Board members. The Resolution granting major subdivision approval was offered by Member Tarbox, and seconded by Member Henderson. The Planning Board voted unanimously to adopt the Resolution. A copy of the Resolution is attached hereto, and made a part of these minutes.

The second item of business on the agenda was a site plan application submitted by 810 Hoosick Road, LLC for property located at 810 Hoosick Road. Sam Burden, of Bohler Engineering, and Vartan Jerian, CEO of Vive Collision, were present to review the application. Mr. Burden stated that new documents had been submitted since the last Planning Board meeting on September 3, including a topographic survey and a photometric plan, and also stated that trees were to be added to the site. Member Tarbox asked if the existing loading ramp on the site would be removed, and Mr. Burden confirmed that it would be. Chairman Oster asked where employees would park, and Mr. Burden stated that customers would park closest to the front entrance and that

employees would park further away from the building. Member Henderson asked how many employees the store would have. Mr. Jerian stated that the store would have about ten employees, though they would work different shifts and would not all work at the same time. Member John Mainello asked if there were requirements for the catch basins on the site, such as needing to be fenced in. Mr. Bonesteel stated that there were no requirements for fencing in the catch basins, and that a majority of the site was flat. Mr. Bonesteel asked to confirm that there would be no other fencing on the site other than a chain link fence at the back of the site, and Mr. Burden confirmed that was correct. Mr. Bonesteel asked about catch basins on the site. Mr. Burden reviewed the existing catch basins on the site, and stated that some work was needed on them. Kevin Mainello asked why three service bays were proposed for the site. Mr. Burden stated that the existing building only had three doors for service bays. Kevin Mainello asked about an area of the building to be a sales area. Mr. Jerian stated that nothing would be sold in the building and that that area would be a waiting area for customers while having their cars dropped off or picked up, not a sales area. Kevin Mainello stated that offices and future service bays should be shown on the plans. Mr. Burden noted that offices and the reception area had been included on the floor plan. Kevin Mainello stated that customer and employee parking should also be identified on the site plan. Member Tarbox asked to confirm that there would be no lifts for the service bays, and Mr. Jerian confirmed that was correct. Member Henderson noted that a paint booth was included on the plans, and asked if that meant that the proposed use was for a body shop. Mr. Jerian confirmed that was correct. Member Czornyj asked if the inside of the building would be visible from Hoosick Road due to large windows at the front of the building. Mr. Jerian stated that the inside of the building would not be visible as those windows would remain, but would be frosted. Member John Mainello asked about a note on the site plan concerning a vehicle drop-off area, and Mr. Burden reviewed

vehicle circulation for the site. Member John Mainello asked how many customers would be seen at one time. Mr. Jerian stated that only one or two customers would be seen at one time. Member John Mainello asked if the site would ever do work on bigger trucks. Mr. Jerian stated that bigger trucks would not be worked on, and that the largest vehicle that would be worked on would be a van. Member Henderson asked what the hours of operation would be. Mr. Jerian stated that the store would be open weekdays from 8:00am to 5:00pm, and that the building's lights would turn off at close. Mr. Jerian also stated that the store may open on Saturdays as well, and if so, the store would be open from 8:00am to 12:00pm on Saturdays. Chairman Oster asked Mr. Bonesteel if he had any further comments or questions. Mr. Bonesteel stated that he did not and that the application was complete for the purpose of holding a public hearing. A public hearing on this application was scheduled for October 15, 2026 at 7:00pm.

The Planning Board discussed one item of new business.

The one item of new business was a waiver of subdivision application submitted by Robert Miner for property located at 82 South Road. William Darling and Robert Miner were present to review the application. Mr. Darling stated that the two lots involved in the proposed lot line adjustment were part of a three-lot subdivision that had been approved in 1994, and that the applicant was proposing to transfer approximately three acres from one lot to the adjacent lot. Member Czornyj asked who owned the shared driveway used by all three lots in the subdivision. Mr. Darling stated that the applicant owned it. This matter was placed on the October 1, 2026 agenda for further deliberation.

There were no items of old business to discuss.

The index for the September 17, 2026 regular meeting is as follows:

1. Brunswick Acres – major subdivision (approved with conditions).

2. 810 Hoosick Road – site plan (October 15, 2026).

3. Miner – waiver of subdivision (October 1, 2026).

The proposed agenda for the October 1, 2026 regular meeting is currently as follows:

1. Fischer – minor subdivision.

2. Miner – waiver of subdivision.

The proposed agenda for the October 15, 2026 regular meeting is currently as follows:

1. 810 Hoosick Road – site plan (public hearing to commence at 7:00pm).

2. Cillis – major subdivision (tentative).

TOWN OF BRUNSWICK PLANNING BOARD
REGULAR MEETING

SEPTEMBER 17, 2026

RESOLUTION GRANTING CONDITIONAL FINAL SUBDIVISION APPROVAL FOR BRUNSWICK ACRES PLANNED DEVELOPMENT DISTRICT

WHEREAS, the Town Board of the Town of Brunswick (hereinafter "Town Board") granted approval subject to conditions concerning the Brunswick Acres Planned Development District (hereinafter "Brunswick Acres PDD") through Resolution No. 84 of 2019, and as extended by Resolution No. 56 of 2024; and

WHEREAS, the Planning Board of the Town of Brunswick (hereinafter "Planning Board") previously granted conditional final subdivision approval for the Brunswick Acres PDD at its regular meeting held August 18, 2022; and

WHEREAS, Brunswick Road Development, LLC, the owner and applicant of the Brunswick Acres PDD, failed to satisfy all conditions of such final subdivision approval within the applicable legal timeframes, and such conditional final subdivision approval expired as a matter of law; and

WHEREAS, Brunswick Road Development, LLC submitted a new application to the Planning Board, received by the Town of Brunswick on June 5, 2024, for major subdivision approval for the Brunswick Acres PDD; and

WHEREAS, the Planning Board again granted conditional final subdivision approval for the Brunswick Acres PDD at its regular meeting held August 15, 2024; and

WHEREAS, Brunswick Road Development, LLC, again failed to satisfy all conditions of such final subdivision approval within the applicable legal timeframes, and such conditional final subdivision approval expired as a matter of law; and

WHEREAS, Brunswick Road Development, LLC again submitted a new application to the Planning Board, received by the Town of Brunswick on May 29, 2026, for major subdivision approval for the Brunswick Acres PDD; and

WHEREAS, such application includes a subdivision plat and project plans in substantial conformance with the Brunswick Acres PDD approval and prior Planning Board conditional final subdivision approval; and

WHEREAS, the Planning Board scheduled a public hearing on such application for August 20, 2026 at 7:00pm; and

WHEREAS, public notice of the public hearing, to be held August 20, 2026, was duly published, posted, and mailed by the Planning Board in compliance with the Brunswick Zoning Law; and

WHEREAS, the Planning Board held a public hearing on such application at its regular meeting held August 20, 2026; and

WHEREAS, the Planning Board closed its public hearing on such application at its regular meeting held August 20, 2026; and

WHEREAS, Brunswick Road Development, LLC was required to respond to all public comments made at the public hearing in writing in compliance with the Brunswick Zoning Law; and

WHEREAS, the Planning Board received written responses from Brunswick Road Development, LLC to comments made at the public hearing via letter received on September 2, 2026; and

WHEREAS, the Planning Board reviewed the written responses to comments made at the public hearing at its September 3, 2026 regular meeting, and finds such responses to be complete; and

WHEREAS, the Planning Board hereby incorporates and makes a part of the record considered in review of the current subdivision application received by the Town of Brunswick on May 29, 2026 the full record supporting the prior Planning Board conditional final subdivision approvals through Resolutions duly adopted August 18, 2022, and August 15, 2024; and

WHEREAS, the Planning Board finds that there has not been any substantial change in the project or environmental conditions, and therefore the State Environmental Quality Review Act (SEQRA) Negative Declaration for this action remains in effect; and

WHEREAS, the Planning Board has considered all record information, has duly deliberated, and is prepared to render a determination on the major subdivision application.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Town of Brunswick that conditional final subdivision approval for the Brunswick Acres PDD is **GRANTED**, subject to the following conditions which must be fully satisfied and completed prior to the subdivision plat being stamped or signed by the Town of Brunswick:

1. All conditions included in the Town of Brunswick Town Board PDD approval, Resolution No. 84 of 2019 duly adopted on December 12, 2019, a complete copy of which is attached hereto as Appendix "A", and as extended by Resolution No. 56 of 2024 duly adopted on August 8, 2024, are and remain applicable and mandatory conditions of the Brunswick Acres PDD project, and are hereby established as conditions to final subdivision approval as supplemented hereinafter, except to the extent that Town Board Condition No. 7 shall apply to Lot No. 9 of

the final plat, and further, except to the extent that Town Board Condition No. 15 shall also include the New York State Department of Environmental Conservation.

2. In compliance with Brunswick Zoning Law Section 160-101, and in addition to the requirements set forth in the Town Board PDD approval, the Applicant shall be required to establish at the Town of Brunswick an inspection fee escrow account in an amount to be determined by the Town of Brunswick to cover all Town designated review engineer and MS4 Officer inspections of site grading work. The Applicant must submit an estimate for projected grading costs, together with an estimated schedule for all grading activities. Such estimate and schedule shall be of sufficient detail to determine the reasonableness of the proposed estimate and schedule. This information will be used by the Town in considering an appropriate inspection fee escrow amount, which amount shall be a minimum of five percent (5%) of the total estimated grading costs. All fees for inspections during the grading of the Brunswick Acres PDD project site shall be the responsibility of the Applicant, and shall be paid out of the escrow account established pursuant to this paragraph. The amount of such inspection escrow account shall be subject to review from time to time by the Town of Brunswick during grading activities on the Brunswick Acres PDD project site. At no time shall such account be in an amount less than $5,000.00. In the event the applicant fails to maintain such inspection fee escrow account in a minimum balance of $5,000.00, a Stop Work Order shall be issued by the Town of Brunswick Building Department and/or Town of Brunswick MS4 Officer on all grading activities at the project site. The Applicant shall be entitled to an accounting of all inspection fees. At the conclusion of the grading of the Brunswick Acres PDD project site through rough grading phase, and upon a final accounting of all inspection fees, all funds remaining in the grading inspection escrow account shall be returned to the Applicant.

3. All site grading work must be performed in compliance with the Brunswick Acres PDD site grading plan and slope stability analytical report.

4. All grading work in the vicinity of the spoils area proposed on Lots 6, 7 and 8, including but not limited to slope preparation and fill placement shall be performed under the supervision of a qualified geotechnical engineer. All costs associated with the geotechnical engineer shall be at the Applicant's sole cost and expense. Periodic reports shall be prepared by such geotechnical engineer on no less than a weekly basis and shall be submitted to the Town of Brunswick Building Department, Town of Brunswick MS4 Officer and Town designated review engineer on the same weekly interval. The report shall include, but not be limited to, a description of the work completed, any deviations from the plans, any corrective actions required and the geotechnical engineer's professional opinion as to the overall integrity of the work performed. At the completion of the work, the geotechnical engineer shall provide a certification to the Town of Brunswick that the work was performed in accordance with the plans and geotechnical recommendations and that the slope is secure and stable. Prior to commencing any work on site, a preconstruction conference shall be held including the project owner, contractor, geotechnical

engineer, Town of Brunswick Building Department, Town of Brunswick MS4 Officer and Town designated review engineer to review the contractor's approach to the work and clearly identify the area of concern as it pertains to the geotechnical engineer's responsibility.

5. All site grading work must be performed in compliance with erosion and sediment control requirements of the project SWPPP under the supervision of the Town of Brunswick MS4 Officer. The Applicant must comply with all New York State and Town of Brunswick stormwater compliance requirements for all site grading work, and the Applicant shall be required to obtain a waiver, if necessary, from New York State Department of Environmental Conservation and/or the Town of Brunswick for all open graded areas in excess of five (5) acres prior to stabilization.

6. New York State Department of Transportation work permit/approval for the subdivision road intersection with NYS Route 2; such permit/approval must be filed with the Town of Brunswick Building Department.

7. Rensselaer County Health Department approval of septic design for all residential building lots.

8. Rensselaer County Health Department approval of the extension of public water supply for the project.

9. The plan for extension for public water supply is subject to final comments of the Town Designated Review Engineer and Town of Brunswick Water Department.

10. The plan for erosion and sediment control and SWPPP are subject to final comments of the Town Designated Review Engineer and Town of Brunswick MS4 Officer.

11. No further subdivision or re-subdivision of any residential lot in the Brunswick Acres PDD that would increase the total number of residential lots for this project to greater than twenty-four (24) lots.

12. All driveways must include a two percent (2%) negative pitch for ten (10) feet from the proposed public subdivision roadway, or comply with a driveway drainage plan acceptable to the Town Designated Review Engineer, Town of Brunswick MS4 Officer, and Town of Brunswick Highway Department.

13. An easement for utilities over the lands now or formerly of Liporace and National Grid, in recordable form, must be filed with the Town of Brunswick Building Department and Town of Brunswick Water Department.

14. Easements for utilities and drainage over the lands now or formerly of Benevino, in recordable form, must be filed with the Town of Brunswick Building Department and Town of Brunswick Water Department.

15. Subject to any final comments of Town designated review engineer.

The foregoing Resolution, offered by Member Tarbox and seconded by Member Henderson, was duly put to a roll call vote as follows:

CHAIRMAN OSTER	**VOTING:**	**AYE**
MEMBER HENDERSON	**VOTING:**	**AYE**
MEMBER KRIEGER	**VOTING:**	**ABSENT**
MEMBER STANCLIFFE	**VOTING:**	**ABSENT**
MEMBER TARBOX	**VOTING:**	**AYE**
MEMBER CZORNYJ	**VOTING:**	**AYE**
MEMBER MAINELLO	**VOTING:**	**AYE**

The foregoing Resolution was thereupon declared duly adopted.

September 17, 2026