

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MAY 3, 2018

PRESENT were RUSSELL OSTER, CHAIRMAN, MICHAEL CZORNYJ, DONALD HENDERSON, LINDA STANCLIFFE, AND DAVID TARBOX.

ABSENT were KEVIN MAINELLO and TIMOTHY CASEY.

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.

The draft minutes of the April 19, 2018 meeting were reviewed. Page 5, line 17, following “176 Deep Kill Road.”, the following sentence is added: “Member Stancliffe recused herself from consideration of this application.”. Page 6, line 5, following the phrase “unanimously approved”, the following is added: “Member Stancliffe recused”. Page 6, line 9, following the phrase “unanimously approved”, the following is added: “Member Stancliffe recused”. Page 7, line 20, the number “3.24” is corrected to “3.19”. Page 7, line 21, the percentage “20.93%” is corrected to “20.19%”. Subject to the stated corrections, the minutes of the April 19, 2018 meeting were unanimously approved.

The first item of business on the agenda was the site plan application submitted by Ace Hardware for property located at 831 Hoosick Road. The applicant was not present. Chairman Oster stated that it was his understanding that the applicant is continuing to work on the NYSDEC

wetlands issue. This matter is adjourned without date pending submittal of additional information by the applicant.

The next item of business on the agenda was the special use permit/site plan application submitted by Charles Farrell for property located at 392 Brunswick Road and 394 Brunswick Road. The applicant was not present. Chairman Oster stated that it was his understanding that the applicant is further considering options pertaining to these parcels. This matter is adjourned without date, pending further information from the applicant.

The next item of business on the agenda was the referral of the Nigro Companies/Brunswick Plaza PDD amendment application by the Brunswick Town Board for updated recommendation. Mark Kestner, P.E., Town designated review engineer for this application, was present. The applicant was represented by Gregg Ursprung, P.E., and Steve Powers of Nigro Companies. Mr. Ursprung presented an updated site plan. Mr. Ursprung reviewed the modifications, which include a relocated crosswalk from the existing Brunswick Plaza to the proposed project site. Mr. Ursprung also reviewed the elimination of four parking spaces for the proposed bank parking area. Mr. Ursprung explained that despite the elimination of four parking spaces, the total greenspace for the Brunswick Plaza PDD does not increase, due to changes to the layout of the parking and curb area in relation to the proposed Taco Bell restaurant use. Mr. Ursprung explained that in further coordination with the proposed Taco Bell tenant, it was determined that two concrete curbs need to be made mountable so as to allow necessary delivery vehicles, and that these curbs are now concrete whereas the prior proposal had them vegetated. Mr. Ursprung explained that in light of these modifications, the total greenspace for the Brunswick Plaza PDD would remain 19.33% if the PDD amendment is approved. Mr. Ursprung also presented additional information concerning the stacking lane at the proposed Taco

Bell restaurant area, and provided a map showing Taco Bell standard stacking requirements. Mr. Ursprung explained that the Taco Bell standard stacking requirements are for a minimum of eight cars in the stacking lane to the drive-up window, whereas the current proposal provides adequate area for stacking of ten cars. Chairman Oster asked whether the Taco Bell stacking standards are indicative of most drive-thru restaurants. Mr. Ursprung stated that while each restaurant use may have its own minimum standards, the Taco Bell stacking standards are likely typical for the fast food industry. Member Henderson identified a concern regarding the orientation of the bank building and the stacking in relation to the proposed bank use. Mr. Ursprung stated that he had reviewed the proposed layout with Sunmark Federal Credit Union, and that Sunmark had determined that the layout does provided adequate stacking area for the bank use. Member Henderson had a concern regarding potential impact on travel lanes within this area of the Brunswick Plaza. Member Czornyj asked whether there was any curbing proposed between the bank use and Taco Bell use along the proposed lot line. Mr. Ursprung stated that there was no curbing being proposed, and that the lot line proposal is located so as to provide adequate parking for the bank use on the proposed bank lot, and to allow for adequate parking spaces for the Taco Bell use. Member Tarbox asked whether a two-way traffic lane is necessary between the bank building and Hoosick Road in relation to exiting from the bank drive-up window, and whether a one-way lane in that location could provide additional space for greenspace use. Mr. Ursprung stated that he would review that option with Sunmark Federal Credit Union. Chairman Oster requested Attorney Gilchrist to review Brunswick Plaza PDD approval records put together by the Brunswick Building Department, with particular focus on greenspace requirements. Attorney Gilchrist reviewed the original Town Board PDD approval documents, SEQRA findings, as well as various Planning Board records pertaining to greenspace requirements on the site. Attorney

Gilchrist also noted that there have been several approved modifications to the Brunswick Plaza site plan from the original approval date of 1995, and that the greenspace percentage for the Brunswick Plaza has been modified over time. The Planning Board had requested this information in order to consider the proposed 19.33% greenspace for the Brunswick Plaza in connection with the current proposed PDD amendment. The Planning Board members then reviewed a draft recommendation, and made several edits to the recommendation. The Planning Board members then approved a final updated recommendation on the proposed Brunswick Plaza PDD amendment, and directed Attorney Gilchrist to transmit that recommendation to the Town Board. A complete copy of the final updated Planning Board recommendation is attached to these minutes.

There were no items of new business.

The index for the May 3, 2018 meeting is as follows:

1. Ace Hardware - Site plan - Adjourned without date;
2. Farrell - Special use permit/site plan - Adjourned without date;
3. Nigro Companies/Brunswick Plaza PDD Amendment - Updated recommendation completed.

There are presently no agenda items for the May 17, 2018 meeting. Chairman Oster directed the Building Department to update the Planning Board members by May 10, 2018 as to whether any further submissions have been made on pending applications (including High Peaks Solar/Hope United Methodist Church, Ace Hardware, Charles Farrell) or any new applications.

**TOWN OF BRUNSWICK PLANNING BOARD
REGULAR MEETING**

May 3, 2018

**RESOLUTION ADOPTING A RECOMMENDATION ON THE BRUNSWICK PLAZA
PLANNED DEVELOPMENT DISTRICT AMENDMENT APPLICATION**

WHEREAS, the Town Board of the Town of Brunswick ("Town Board") has received an application from Nigro Companies for an amendment to the Brunswick Plaza Planned Development District ("PDD") located at 720 Hoosick Road; and

WHEREAS, the application for an amendment to the Brunswick Plaza PDD originally sought approval to allow the division of 0.33 acres from the Brunswick Plaza for transfer and merger into a separate commercial lot located in front of the Brunswick Plaza and adjacent to Hoosick Road; and

WHEREAS, through a recommendation dated January 19, 2017, the Brunswick Planning Board recommended that an alternative plan be considered which would provide that the outparcels sought to be developed be merged into the boundaries of the Brunswick Plaza PDD, and be developed as part of the PDD; and

WHEREAS, the applicant thereafter revised its application to provide for the merger of two commercial outparcels into the Brunswick Plaza PDD, and to commercially develop that area as part of the Brunswick Plaza PDD; and

WHEREAS, the Brunswick Town Board thereafter held a public hearing on March 9, 2017 concerning the Brunswick Plaza PDD amendment application; and

WHEREAS, after such public hearing was held by the Brunswick Town Board, representatives of the Town of Brunswick and the applicant met with the New York State Department of Transportation regarding the potential for the widening of Hoosick Road immediately in front of the Brunswick Plaza PDD project site, and to provide an area for an additional travel lane in front of the project site, resulting in two east-bound travel lanes from the Brunswick Plaza traffic signal to the Wal-Mart entrance on Hoosick Road; and

WHEREAS, a revised concept plan was prepared by the applicant, showing an area adjacent to Hoosick Road designated for dedication to the New York State Department of Transportation for a future road widening project, together with additional site plan details; and

WHEREAS, the concept site plan now proposes the use of the project site for a restaurant and bank use; and

WHEREAS, the applicant presented its revised concept site plan to amend the Brunswick Plaza PDD to the Brunswick Town Board at a meeting held April 12, 2018; and

WHEREAS, the Brunswick Town Board at such meeting referred the amended application to the Brunswick Planning Board for the purpose of preparing an updated recommendation on the proposed Brunswick Plaza PDD amendment; and

WHEREAS, the applicant presented its revised proposal to the Brunswick Planning Board at its meetings held April 19, 2018 and May 3, 2018; and

WHEREAS, the current proposal includes a restaurant use (Taco Bell) and bank use (Sunmark Federal Credit Union), with associated parking; and

WHEREAS, the parking plan for the bank use as presented on April 19 included 26 spaces, and was later reduced to 22 spaces when an updated plan was presented on May 3, whereas the Brunswick Zoning Law requires 19 spaces for the proposing bank building; and

WHEREAS, the parking plan for the restaurant use includes 22 spaces, whereas the Brunswick Zoning Law requires 20 spaces for the proposed building; and

WHEREAS, the Brunswick Plaza PDD currently maintains 20.19% greenspace, whereas the proposed amendment at full build-out will reduce the greenspace to 19.33%; however, the applicant proposes that the reduction in greenspace is off-set by the public benefit associated with the dedication of land to the New York State Department of Transportation for future road widening; and

WHEREAS, the Planning Board members have had adequate opportunity to review the revised application materials and to discuss the proposed Brunswick Plaza PDD amendment;

NOW, THEREFORE, be it resolved by the Planning Board of the Town of Brunswick in regular session duly convened as follows:

1. Based upon the application materials and representations of the applicant, and subject to the comments below, the Planning Board adopts a positive recommendation on the proposed amendment to the Brunswick Plaza PDD, and recommends approval subject to the following considerations:
 - a. The Brunswick Town Board should consider additional greenspace toward the front of the Brunswick Plaza, and in proximity to the Hoosick Road corridor;
 - b. The Brunswick Town Board should carefully consider the proposed layout for travel lanes, drive-thru lanes, parking, and pedestrian walking areas and cross-walks for the site, which potentially raise traffic circulation and pedestrian safety issues;
 - c. The Brunswick Town Board should require the Brunswick No. 1 Fire Department to review the concept site plan for purpose of adequate

emergency vehicle access.

These considerations listed in paragraph 1(a) through 1(c) may, as a condition to action on the PDD amendment, be directed to be included in the Planning Board review of the site plan for this action.

2. If approved by the Brunswick Town Board, this amendment to the Brunswick Plaza PDD will require a complete application for site plan review by the Brunswick Planning Board.

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

PLANNING BOARD CHAIRMAN OSTER	VOTING <u>aye</u>
MEMBER CZORNYJ	VOTING <u>aye</u>
MEMBER HENDERSON	VOTING <u>aye</u>
MEMBER CASEY	VOTING <u>absent</u>
MEMBER TARBOX	VOTING <u>aye</u>
MEMBER STANCLIFFE	VOTING <u>aye</u>
MEMBER MAINELLO	VOTING <u>absent</u>

The foregoing Resolution was thereupon declared duly adopted.

May 3, 2018