

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

TRANSCRIPT OF THE PLANNING BOARD MEETING HELD JUNE 4, 2020

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, LINDA STANCLIFFE, ANDREW PETERSEN, J. EMIL KREIGER, and DONALD HENDERSON.

ABSENT was KEVIN MAINELLO

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

In compliance with the Governor's Executive Order 202.1, as extended, the June 4, 2020 Planning Board meeting was held remotely via the Zoom video conferencing platform. Due to certain technical issues, both the audio and video of the June 4 Planning Board meeting were not recorded. This shall constitute the transcript of the June 4, 2020 Planning Board meeting.

The first item of business on the agenda was the special use permit application submitted by Saxby for property located at 46 Bott Lane. The Planning Board opened a public hearing on this application. The notice of public hearing was read into the record. No members of the public wished to provide any comment on this application. The Planning Board closed the public hearing on the special use permit application. It was noted for the record that the project is located in excess of 500 feet from a State or County road, and referral to the Rensselaer County Planning Department was not required. It also noted for the record that the project is greater than 500 feet from an agricultural district, and therefore an agricultural data statement was not required. Upon review of the SEQRA Environmental Assessment Form, a negative

declaration was adopted. The special use permit was approved. No conditions were attached to the special use permit.

The next item of business on the agenda was the minor subdivision application submitted by Mickel Hill Properties for property located on Lockrow Road. Member Tarbox is recused from this application. The Planning Board opened a public hearing on the application. The notice of public hearing was read into the record. Two members of the public provided comment. The first public comment stated that she was not opposed to the project, and merely asked if there was a plan to further subdivide additional lots from the parent parcel in the future. Brian Holbriiter, licensed land surveyor, representing the applicant, stated that there were no current plans to add additional lots in the future. Another member of the public requested that the subdivision plan be enlarged during the Zoom video conference in order to make it easier to follow the discussion, which was accommodated. No further public comments were offered. The Planning Board closed the public hearing on the minor subdivision application. Mr. Bonesteel indicated that the plans are in conformance with the Town's subdivision regulations for a minor subdivision, including depicting ten-foot contours, well and septic location shown conceptually, driveway location, house location, and also the general layout of the proposed lot. Mr. Bonesteel also noted that there were no mapped wetlands on the proposed building lot. Mr. Bonesteel asked Mr. Holbriiter if he had calculated the sight distance at the proposed driveway location. Mr. Holbriiter responded that a driveway permit had already been issued by the Town of Brunswick, although the driveway permit had not been included in the application materials. Mr. Bonesteel requested that the driveway permit be made part of the subdivision application materials. Mr. Golden confirmed the issuance of the driveway permit from the Town of

Brunswick for this lot. A SEQRA negative declaration was adopted. The Planning Board approved the minor subdivision application, subject to the following conditions:

1. Approval for water and septic; and
2. Town of Brunswick driveway permit to be included in the application file.

The next item of business on the agenda was the site plan submitted by 825-835 Hoosick Road (Ace Hardware). The Planning Board had previously determined that a public hearing was not required for the site plan review. Chairman Oster and Mr. Golden stated that they had reviewed the parking requirements for this site, and determined that the parking was adequate due to varying times of peak operation of the hardware store, and the proposed café and gym. Mr. Bonesteel concurred with the methodology for determining the required parking count. Mr. Bonesteel also confirmed that the applicant had obtained the required NYSDEC wetland permit for the work proposed in the wetland buffer zone. The recommendation from the Rensselaer County Planning Department has been received, with the County requesting a change to the traffic pattern in front of the café/gym building, recommending that the traffic flow be changed to a one-way in a westerly direction and a “do not enter” sign at the west end of the parking lot. Bo Michael, representing the applicant, agreed to the change as requested. The overall traffic flow for the parking lot was discussed. Member Stancliffe inquired whether the handicap amenities along the sidewalk and entrance to the café/gym building had been addressed. Mr. Michael said that he agreed to show it, but had not done so yet on the plan until the Planning Board took action on the plan. Member Stancliffe also inquired about signage in the location of the driveway between the Ace Hardware building and the pedestrian crossing to the area of the café/gym building. It was determined that a pedestrian crossing graphic should remain in that location. The Planning Board then adopted a

negative declaration under SEQRA for this action. The Planning Board approved the site plan subject to the following conditions:

1. Revise the site plan to show the traffic flow in front of the café/gym building going in a westerly direction only, with an arrow depicting the westerly traffic flow pattern;
2. Revise the plan to show the ADA amenities along the sidewalk and entrances to the café/gym building as required by code; and
3. Obtain correspondence from the fire department indicating that the emergency access and circulation through the parking lot and around the buildings is acceptable.

The next item of business on the agenda was the minor subdivision application submitted by Sean Gallivan for property located on the northerly and easterly side of Deepkill Road. Following discussion, it was determined that the application should remain in the form of a minor subdivision, and that a major subdivision application was not required in this instance. The Planning Board members concurred with that result. Mr. Bonesteel and the Planning Board members concurred that the subdivision plan was complete for scheduling the public hearing on the minor subdivision. Mr. Bonesteel asked Brian Holbritter, licensed land surveyor, representing the applicant, as to the total area of disturbance for the project. Mr. Holbritter stated that the engineer for the project was formulating the areas and the need for preparation of a full stormwater pollution prevention plan or simply a soil erosion and sediment control plan. Mr. Bonesteel stated that the wetlands shown on the subdivision plat appear to be consistent with the NYSDEC mapped wetlands. Following discussion, it was confirmed that all wetland and wetland buffer areas should

be depicted on the subdivision plat. The Planning Board scheduled a public hearing for this application for July 2 at 7:00pm.

The next item of business on the agenda was the special use permit and site plan update on the Blue Sky Towers III, LLC and Cellco Partnership d/b/a Verizon Wireless application. David Brennan, Esq., representing the applicant, briefly updated the Planning Board on the project. The applicant is continuing to prepare written responses to the public comments on the application, and anticipated submitting those responses shortly for Planning Board review and also review by the Board's designated review engineer, Ronald Laberge, P.E. It was noted that the shot clock on this application has been extended until the end of June, and a further extension is contemplated.

Two items of new business were discussed.

The first item of new business discussed was a special use permit application submitted by Lynn Currier for property located at 9 Bleakley Avenue. The applicant seeks to construct a two-car garage and carriage house for use as an accessory apartment at this location. The applicant stated that she is also currently before the Brunswick Zoning Board of Appeals concerning a front setback variance and also the location of the proposed accessory structure in front of the primary structure on the lot. Ms. Currier stated that the well and septic currently on the site are being reviewed by the Rensselaer County Health Department for adequacy and connection with the current proposal. Mr. Bonesteel commented on the Environmental Assessment Form submitted under SEQRA, and also requested an elevation view of the building. Mr. Golden said that an elevation view had been submitted, and would provide the elevation drawing for member review. A public hearing is required on this application. The application was deemed complete for scheduling the public hearing, which will be held on July 2, 2020 commencing at 7:15pm.

The second item of new business discussed was a waiver of subdivision application submitted by Bill Godell for property located at 121 Deepkill Road. The waiver of subdivision map was reviewed. It was determined that additional information concerning NYSDEC wetlands and wetland buffer zones needed to be provided to the Planning Board. The applicant stated he would provide that information to the Board for review.

Thereupon, the meeting was adjourned.