

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD SEPTEMBER 21, 2023

PRESENT were RUSSELL OSTER, CHAIRMAN, LINDA STANCLIFFE, DAVID TARBOX, KEVIN MAINELLO and ANDREW PETERSEN.

ABSENT were DONALD HENDERSON and J. EMIL KREIGER,

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 sign board and Town website.

The draft minutes of the September 7, 2023 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Tarbox, the draft minutes of the September 7, 2023 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was a waiver of subdivision application submitted by Michael Hart for property located at the end of Langmore Lane. Brian Holbriiter, PLS, and Michael Hart were present to review the application. Mr. Holbriiter stated that slight edits had been made to the site plan after a site visit with Mr. Bonesteel on September 19. Mr. Holbriiter stated that a pull-off on the driveway had been added for Fire Department vehicles and a turnaround would need to be included at the site of the house on the property in order to be compliant with the NYS Fire Code. Chairman Oster stated that questions had been raised at the last meeting about stormwater and drainage on the site and asked if those questions had been addressed. Mr. Bonesteel

stated that he had spoken with Bill Bradley, from the Town Water Department, who stated that all drainage past Langmore Lane is private, that the catch basin at the end of Langmore Lane is a drywell, and that there are no easements with the Town concerning drainage on the site. The Planning Board discussed drainage in the area of the site, and Mr. Bonesteel stated that there currently did not appear to be any drainage issues on Langmore Lane. Mr. Bonesteel also stated that Mr. Bradley had said that the Town has no interest in taking an easement or responsibility for any ponds or catch basins on the site, and that the site map needed to be amended to keep the pond on the plans, but remove any reference to an easement to the Town. Mr. Holbitter confirmed that the reference to an easement with the Town currently on the site map would be removed. Chairman Oster asked about the driveway for the neighboring property being partly on the applicant's property. Attorney Gilchrist stated that the minutes for this meeting would state that the Planning Board was not approving the neighboring driveway location, that the driveway was shown as being located on the applicant's property, and the location of the driveway was a private issue between the applicant and his neighbor. Chairman Oster asked the Planning Board members if there were any questions or comments on the application, and there were none. Member Tarbox made a motion for a negative declaration on the project under SEQRA, which was seconded by Member Petersen. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. Chairman Oster asked if there should be any conditions to be considered by the Planning Board. Attorney Gilchrist stated that the Planning Board could consider a condition that the reference to an easement with the Town be removed from the site map. Member Mainello made a motion to approve the waiver of subdivision application subject to the stated condition, which was seconded by Member Petersen. The Planning Board voted unanimously to approve the waiver of subdivision application subject to the stated condition.

The second item of business on the agenda was a site plan application submitted by Maries Muse, LLC for property located at 727-737 Hoosick Road and 4 Mohawk Avenue. No one was present for the applicant. Mr. Golden stated that no new documents had been submitted by the applicant since the last Planning Board meeting, and that site investigation and perc tests were ongoing. Chairman Oster stated that the NYS Department of Transportation (DOT) should review both the applicant's traffic study and the review of that study by Creighton Manning, LLP. Attorney Gilchrist agreed that NYS DOT should review the traffic studies. Mr. Bonesteel stated that the traffic studies may have already been sent to NYS DOT, but that he would confirm. This matter is placed on the October 5, 2023 agenda for further deliberation.

The third item of business on the agenda was a site plan application submitted by Zafer Ak for property located at 585 Hoosick Road. Mr. Golden stated that he had been contacted by Nick Costa, the project engineer, earlier that day to request that the matter be adjourned until the next Planning Board meeting. This matter is placed on the October 5, 2023 agenda for further deliberation.

The Planning Board then discussed one item of old business.

The one item of old business was a special use permit application submitted by Charles Golden and Donna Golden for property located at 318 Pinewoods Avenue. Chairman Oster stated that Mr. Golden had submitted an Agricultural Data Statement for the application since the last Planning Board meeting. A public hearing on this application is scheduled for October 5, 2023 at 7:00pm.

The Planning Board then discussed one item of new business.

The one item of new business was an application for an amendment to an approved site plan submitted by Nicole LaMora for property located at 1632 Hoosick Road. Nicole LaMora was

present to review the application. Mrs. LaMora stated that she and her husband were the owners of the Brunswick Veterinary Hospital at the site and were seeking to expand the building and add additional parking. Mrs. LaMora stated that the additional space in the building would be used for exam rooms, a surgical area, additional storage, and office space, and that the additional space was needed due to recently hiring additional staff. Attorney Gilchrist clarified that the application was an amendment to a previously-approved site plan, not a new site plan application. Attorney Gilchrist also stated that the application should be sent to Rensselaer County as the site was located along a NYS highway. Member Tarbox stated that an Agricultural Data Statement would need to be submitted, and Mrs. LaMora stated that she would submit one. Member Tarbox asked if the veterinary hospital was close to the property line. Mrs. LaMora stated that it was not. Member Stancliffe asked about the septic system on the property. Mrs. LaMora stated that the septic system could handle the additional size of the building and that there was no need to upgrade the septic as the property had originally been proposed to be a kennel, so the septic system was over-engineered. Mrs. LaMora also confirmed that there was no current plan for a kennel on the property. Chairman Oster asked what the total acreage of the lot was. Mrs. LaMora stated that it was almost 10 acres. Mr. Golden stated that the property was 9.66 acres, and that all proposed setbacks were in compliance with the Town Zoning Code. Member Tarbox asked if the retention pond on the site would need to be enlarged. Mrs. LaMora stated that she was only proposing four additional parking spots, that she was planning to extend an exiting drainage pipe, that she would not likely need to enlarge the drainage pond, and that the drainage on the site has changed since construction of the building and the retention pond is now mostly dry. Mr. Bonesteel stated that the Planning Board needed to see the full-size plans. Mrs. LaMora stated that she was making the final adjustments to

the plan, after which she would submit the full-size plans. This matter is placed on the October 5, 2023 agenda for further deliberation.

The index for September 21, 2023 regular meeting is as follows:

1. Hart – waiver of subdivision (approved subject to condition).
2. Maries Muse, LLC – site plan (October 5, 2023).
3. Golden Grain Pizza – site plan (October 5, 2023).
4. Golden – special use permit (October 5, 2023).
5. LaMora – amendment to site plan (October 5, 2023).

The proposed agenda for the October 5, 2023 regular meeting is currently as follows:

1. Golden – special use permit (public hearing to commence at 7:00pm).
2. Maries Muse, LLC – site plan.
3. Golden Grain Pizza – site plan.
4. LaMora – amendment to site plan.