

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD MARCH 21, 2024

PRESENT were LINDA STANCLIFFE, ACTING CHAIRPERSON, J. EMIL KREIGER, DAVID TARBOX, KEVIN MAINELLO and ANDREW PETERSEN.

ABSENT were RUSSELL OSTER and DONALD HENDERSON.

ALSO PRESENT were MICHAEL McDONALD, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

Chairperson Stancliffe reviewed the agenda for the meeting, as posted on the Town sign board and Town website.

The draft minutes of the March 7, 2024 regular meeting were reviewed. Upon motion of Member Mainello, seconded by Member Kreiger, the draft minutes of the March 7, 2024 regular meeting were unanimously approved without amendment.

The first item on the agenda was a site plan application submitted by Justin Haas for property located along NYS Route 7 and Carrolls Grove Road. No one was present for the applicant. This matter is placed on the April 4, 2024 agenda for further deliberation.

The Planning Board discussed four items of new business.

The first item of new business was a minor subdivision application submitted by Henry Reiser for property located on Tybush Lane (Tax Map No. 82.-2-12.2). Chairperson Stancliffe noted that an Agricultural Data Statement had been submitted with the application, as well as a letter dated March 20, 2024 from the property owner, John Tybush, authorizing the applicant to

represent him in this matter. The Planning Board reviewed the site map submitted with the application. Chairperson Stancliffe asked about the septic system on the property, stating that the locations of the proposed septic system and existing well on the property must be clarified. Mr. Bonesteel stated that the proposed septic system and existing well appeared to be about 200 feet apart, but agreed that the location of the existing well should be clarified on the site map. This matter is placed on the April 4, 2024 agenda for further deliberation.

The second item of new business was an application for a site plan amendment submitted by Nicole LaMora for property located at 1632 NYS Route 7. The property is currently used as a veterinary. Nicole LaMora was present. Chairperson Stancliffe stated that the applicant was looking to add to the existing footprint of the building, adding over 1,000 square feet to the structure, as well as adding 15 parking spots. Chairperson Stancliffe asked about the date of approval of the original site plan. Mrs. LaMora stated that the original application was approved in 2014 and the animal hospital opened in 2015. Chairperson Stancliffe asked Mr. Bonesteel if he saw any stormwater issues. Mr. Bonesteel stated that some updates to the stormwater plan may be needed, that he would like to see a stormwater report detailing post-construction changes to the site, and that he would contact the project's engineer for specifics. Mrs. LaMora stated that the project anticipated only one stormwater pipe to be added to the project site. Mr. Bonesteel stated that even one pipe would change the flow of stormwater, even slightly, which he would like to see shown in the plans. This matter is placed on the April 4, 2024 agenda for further deliberation.

The third item of new business was an application for a special use permit amendment submitted by Zachary Froio for property located at 502 Pinewoods Avenue. Chairperson Stancliffe stated that the applicant had previously applied for a special use permit for the sale of firearms from his home, which had been granted with a condition that no customers may pick up firearms

from his home, that all firearms must be shipped to customers, and that the applicant was now applying for an amendment to that special use permit to allow one customer per week to pick up a purchased firearm from his home. Member Tarbox noted that the applicant was not proposing to build anything on his property as part of the application, just changing the terms of the approved special use permit. Member Mainello asked if the property was the applicant's primary residence. Chairperson Clemente confirmed that it was. Chairperson Clemente state that the Planning Board should review the previously-approved special use permit, specifically the conditions set in approving it, before the next meeting. This matter is placed on the April 4, 2024 agenda for further deliberation.

The fourth item of new business was applications for special use permit and site plan submitted by Matopato, LLC for property located at 287 Oakwood Avenue. The applications seek approval for the storage and sale of equipment. Chairperson Stancliffe stated that the applicant was seeking to store equipment on the site just south of the Diamond Rock Plaza. Chairperson Stancliffe stated that there would be no construction on the site, just the placing of the equipment on the ground surface. Chairperson Stancliffe noted that an issue was that "outdoor storage and sales" was not defined in the Town Code despite being listed on the Use Table within the Town Code. Mr. Bonesteel stated that he needed to check the project's proximity to a NYS Superfund site nearby, that there had previously been clearing done on the site by NYS Department of Conservation (DEC), and that the applicant should submit documentation concerning both issues. This matter is placed on the April 4, 2024 agenda for further deliberation.

The index for the March 21, 2024 regular meeting is as follows:

1. Haas – site plan (April 4, 2024).
2. Reiser – minor subdivision (April 4, 2024).
3. LaMora – site plan amendment (April 4, 2024).
4. Froio – special use permit amendment (April 4, 2024).
5. Matopato, LLC – special use permit and site plan (April 4, 2024).

The proposed agenda for the April 4, 2024 regular meeting is as follows:

1. Park East Ventures – site plan amendment.
2. Haas – site plan.
3. Reiser – minor subdivision.
4. LaMora – site plan amendment.
5. Froio – special use permit amendment.
6. Matopato, LLC – special use permit and site plan.