

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD AUGUST 21, 2025

PRESENT were DAVID TARBOX, ACTING CHAIRMAN, DONALD HENDERSON, LINDA STANCLIFFE, MICHAEL CZORNYJ, and J. EMIL KREIGER.

ABSENT WERE RUSSELL OSTER and ANDREW PETERSEN.

ALSO PRESENT was WAYNE BONESTEEL, Planning Board engineer, and also KEVIN MAINELLO and WENDY KNEER of the Brunswick Building Department.

Acting Chairman Tarbox reviewed the agenda for the meeting as posted on the Town sign board and Town website. It is noted that the major subdivision application submitted by Paramount Building Group has been adjourned.

The minutes of the July 17, 2025 meeting and August 7, 2025 meeting were reviewed and approved as submitted.

The first item of business on the agenda was the special use permit application submitted by John Debboli for property located at 34 Cranston Road. Mr. Debboli was not present. This matter is adjourned and placed on the September 4 meeting agenda for further discussion.

The second item of business on the agenda was the application for waiver of subdivision approval, in the nature of lot line adjustment, submitted by Elizabeth Reynolds for property located at 241 Bulson Road. Jacob Keasbey, Licensed Land Surveyor, was present for the applicant. Mr. Keasbey explained that this site was subject of a previously-approved subdivision, and that Ms. Reynolds is now seeking to obtain approval for a lot line adjustment, adding a 2-acre area to Lot 3 that had been previously retained by Reynolds. The Planning Board previously noted that this

was the 2-acre area directly adjacent to Bulson Road on which the old barn sits, and that the application seeks to create a vacant Lot 3 with just an accessory structure on it without a primary structure. The Planning Board noted that its past practice had been to approve such subdivisions with a condition that a primary structure needed to be pursued within a certain time period, generally one-two years, or the accessory structure must be removed from the lot. Upon further discussion, the Planning Board was prepared to act on this application. Thereupon, the Planning Board adopted a negative declaration pursuant to SEQRA on this action. The Planning Board then granted approval of the waiver of subdivision application subject to the condition that a primary structure needed to be pursued for Lot 3 within two years of recording the plat in the Rensselaer County Clerk's Office or the accessory structure must be removed from Lot 3.

Three items of new business were discussed.

The first item of new business discussed was a waiver of subdivision application submitted by Ken Herrington for property located off Herrington Lane. Jacob Keasbey, Licensed Land Surveyor, was present for the applicant. Mr. Keasbey explained that the applicant was seeking to adjust a lot line for an existing lot at 88 Herrington Lane in order to create frontage for this lot directly onto Herrington Lane, a public road, and also to create a new 2.78-acre lot on which an existing house and garage are located, with the new lot also having frontage directly onto Herrington Lane. Mr. Mainello confirmed that Herrington Lane constitutes a public user road through the area proposed for the frontage for these two lots, having spoken with the Town Highway Superintendent. Mr. Keasbey stated that each lot will have frontage directly onto a public highway, although an existing shared driveway will continue to be used; that each lot has an existing single residence; and located the septic systems on each lot. The descriptions and survey

tie lines were discussed. It was determined that an Agricultural Data Statement must also be filed for this application. This matter is placed on the September 4 agenda.

The second item of new business discussed were site plan and special use permit applications submitted by Nolan Engineering on behalf of Norman and John Hudson, owners, and Surinder Cheema, buyer and developer, for property located at 4027 NY Route 2. A representative of Nolan Engineering was present, and gave a brief overview of the project. The current site includes a mechanic shop and residence, and also former gas pump island area, and the proposal is to demolish all existing structures and construct a new convenience store and fuel station; the proposal includes a 42' by 72' building, parking, 6 pump islands, underground fuel storage tanks, dumpster area, septic, with one point of ingress/egress. It was noted that Water Superintendent and Stormwater Officer Bradley had reviewed the plan, and had provided several comments. The applicant stated that a traffic consultant and stormwater engineer were being retained. It was noted that the project site is located in a floodplain, and the applicant stated that the site will require fill to get above the floodplain elevation. Member Stancliff asked whether SHPO has been consulted on the existing building. The applicant stated that SHPO has not been contacted yet. The Planning Board inquired whether the former underground fuel tanks had been removed from the site. The applicant stated that he thought so. The applicant identified the buyer/developer, stating that he had 35 fuel stations in the Capital District area. Acting Chairman Tarbox asked the applicant to identify other locations owned and operated by the applicant so that the Planning Board members could visit those sites. The applicant will supply that information. Member Stancliff requested information on the truck circulation on the site. Member Czornyj asked if the groundwater had been tested at this location. Further information will be required. This matter is placed on the September 18 agenda for further discussion.

The third item of new business discussed was a special use permit application submitted by Edwin O'Neill for property located at 229 White Church Road. Mr. O'Neill was present. Mr. O'Neill explained that he was proposing a ground mounted solar installation to provide power for on-site purposes; the facility would not be connected to the power grid; that battery storage would be used; the solar facility would connect only to his house through underground PVC conduit; the solar facility would not be anchored to the ground, but would sit on a wooden base, and that a prototype had already been built; and that the battery storage is built into the power station in his house, with secondary battery storage also proposed. The Planning Board asked whether there were construction standards for this proposal, including the battery storage. Mr. O'Neill said there was no industry standard. Mr. O'Neill said that he has had his prototype built for about a month; and that he uses off-the-shelf equipment as parts. The height of the ground mounted solar facility is 6-7 feet. Acting Chairman Tarbox stated that the Planning Board will need more detailed information on this proposal. Member Stancliff also confirmed that a public hearing will be required. This matter is placed on the September 18 agenda for further discussion.

The index for the August 21, 2025 regular meeting is as follows:

1. Debboli – special use permit – September 4, 2025.
2. Reynolds – waiver of subdivision – approved with condition.
3. Paramount Building Group – major subdivision – adjourned without date.

The proposed agenda for the September 4, 2025 regular meeting currently is as follows:

1. CVE North America Inc. – waiver of subdivision, special use permit, and site plan.
2. Debboli – special use permit.
3. Herrington – waiver of subdivision.