

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD SEPTEMBER 4, 2025

PRESENT were RUSSELL OSTER, ANDREW PETERSEN, DAVID TARBOX, DONALD HENDERSON and LINDA STANCLIFFE.

ABSENT were J. EMIL KREIGER and MICHAEL CZORNYJ.

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

Chairman Oster reviewed the agenda as posted on the Town sign board and the Town website.

The Planning Board reviewed the draft minutes of the August 21, 2025 meeting. Upon motion of Chairman Oster, seconded by Member Henderson, the draft minutes of the August 21, 2025 meeting were unanimously approved without correction.

The first item of business on the agenda was the waiver of subdivision, site plan, and special use permit applications submitted by CVE North America Inc. pertaining to property located at 511 McChesney Avenue Extension. Carrie Cosentino of CVE North America, together with John Ahearn, Esq., project attorney, were present for the applicant. Chairman Oster noted that the Planning Board was prepared to discuss making a determination of environmental significance under SEQRA for this action at this meeting, and inquired whether there were any further comments from the applicant. Ms. Cosentino stated that the applicant had no additional comments, and that its position and information have been previously submitted. Thereupon, Chairman Oster requested Mr. Bonesteel to review the FEAF Part 2 that had previously been discussed at prior

Planning Board meetings. Mr. Bonesteel then briefly reviewed the FEAF Part 2, noting two (2) changes that had been made to the Part 2 form at items 9 and 18 that were previously discussed at a prior Planning Board meeting. Chairman Oster then requested Mr. Bonesteel to review a draft FEAF Part 3. Mr. Bonesteel then stated that a draft FEAF Part 3 has been prepared based on items discussed in the FEAF Part 2 as well as prior Planning Board deliberation; reviewed the FEAF Part 3 Form, which identifies the reasons supporting the determination of environmental significance; reviewed an attachment to FEAF Part 3 identified as Exhibit A as prepared by Mr. Bonesteel's office, and discussed each environmental impact item discussed in Exhibit A which tracks and discusses each environmental impact item identified in FEAF Part 2; identified and discussed prior Planning Board deliberation as well as proposed FEAF Part 3 Exhibit A concerning potential significant adverse environmental impacts on area aesthetics and existing community character, requiring further analysis; and reviewed with the Planning Board members that the conclusion provided in the draft Part 3, based on the record of proceedings and prior Planning Board deliberation, is that a SEQRA positive declaration is adopted and that an Environmental Impact Statement must be prepared. Chairman Oster then stated that the draft FEAF Part 3 and Exhibit A recommend adoption of a SEQRA positive declaration, and requests any Planning Board deliberation. Member Peterson stated that he agrees with the FEAF Part 3 and Exhibit A as drafted and supports the adoption of a SEQRA positive declaration; Member Henderson concurred with Member Petersen; Member Stancliffe stated that she concurred with the draft FEAF Part 3 and Exhibit A as provided by the Planning Board's review engineer; and Member Tarbox also stated that he supports the adoption of a SEQRA positive declaration. Chairman Oster then requested Attorney Gilchrist to review a proposed resolution concerning a SEQRA determination for this action. Attorney Gilchrist reviewed a draft resolution, which identifies procedural history, and

adopts a positive declaration pursuant to SEQRA for this action as set forth in the FEAF Parts 1, 2, and 3, including Exhibit A attached to Part 3. Attorney Gilchrist stated that while draft SEQRA documents were provided to the Planning Board, the determination of environmental significance is for the Planning Board, as SEQRA lead agency, to make based on its review and deliberation. Thereupon, Member Henderson offered the resolution of the Planning Board to adopt a positive declaration pursuant to SEQRA for this action, which was seconded by Member Petersen. The motion was put to a roll call vote, and duly adopted by a vote of 5-0. The SEQRA positive declaration for this action will be filed and published pursuant to the requirements of the SEQRA regulations. Attorney Gilchrist then briefly reviewed the scoping procedure under the SEQRA regulations for the preparation of the Environmental Impact Statement. Attorney Ahearn stated that the Applicant would submit a draft scope for the Environmental Impact Statement as soon as next Monday, and requested that this action be placed on the September 18 agenda. Chairman Oster stated that this matter is placed on the September 18 agenda for discussion of the draft scope pursuant to SEQRA.

The second item of business on the agenda was the special use permit application submitted by John Debboli for property located at 34 Cranston Road. The Applicant seeks a special use permit for the installation of a ground-mounted small scale solar collector system. Chairman Oster requested Mr. Debboli to present a brief summary of the project. Mr. Debboli stated that he is looking to install a 30 foot by 20 foot ground-mounted solar array for use on his property; that the array is located on property that Debboli owns but is located behind his neighbor (Tom Meyers); that the Zoning Board of Appeals granted area variances at its August meeting required for the proposed location of the solar array; and requested that the Planning Board schedule its public hearing on the special use permit application. Chairman Oster inquired whether any Planning

Board members had any questions or comments on the application, and there were none. Mr. Bonesteel also had no questions at this time. Chairman Oster stated that a public hearing will be held by the Planning Board on this special use permit application on October 2, 2025 commencing at 7 p.m.

The third item of business on the agenda was the waiver of subdivision application by Ken Herrington for property located off Herrington Lane. Jacob Keisbey, Licensed Land Surveyor, was present for the applicant. Mr. Keisbey reviewed adjustments that had been made to the subdivision map following the last Planning Board meeting. Mr. Keisbey confirmed that the application seeks a lot line adjustment for an existing residential lot, which would add 0.68 acres to that existing lot; and also, to create one new residential lot on which an existing home is located, which would be 2.78 acres in size, and which also has frontage on Herrington Lane, which is a public road. Mr. Keisbey confirmed that each lot would have at least 25 feet of frontage on Herrington Lane. Chairman Oster noted that the map shows a mobile home on one of the existing lots. Both Mr. Keisbey and Member Tarbox indicated that this was in connection with farm housing and was not an issue on the subdivision application. Mr. Mainello confirmed. Mr. Bonesteel had no comments on the application. Thereupon, Member Tarbox made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Petersen. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member Petersen then made a motion to approve the waiver of subdivision, which was seconded by Member Tarbox. The motion was unanimously approved, and the waiver of subdivision application approved.

There was one item of new business to discuss.

A request for sketch plan conference has been submitted by National Grid, which is proposing the construction and operation of an energy transfer station on property located at 1278 Spring Avenue. Allyson Phillips, Esq., project attorney, was present for the applicant. Attorney Phillips explained that National Grid is proposing the construction and operation of an energy transfer station to act as a supplemental natural gas supply point as a means to ensure sufficient pressure to prevent outages during cold weather events; that the application would provide for a paved area on which to locate natural gas storage trailers, with a new entrance way off of Spring Avenue; that the proposal is a public utility use that is allowed in the R-25 Zoning District by special use permit; and that National Grid will be submitting full applications for special use permit and site plan, with supplemental technical reports. Chairman Oster inquired about what periods of the year and times that the trailers would be transported to and located at this site. Attorney Phillips stated that it was likely to begin during the fall season during the calendar year; it would be likely that the trailers would be transported to the site at the same time, although National Grid could investigate the option of staggering the deliveries; and that trucks with the trailers would be in and out of this facility while it was in operation on an as-needed basis. Member Stancliffe inquired whether only trailers would be stored on the site, or whether any tractor trailer cabs would also be stored at this facility. Attorney Phillips stated that only trailers would be stored at this location. Member Stancliffe inquired whether there would be any concrete pads on which the trailers sat, or just an asphalt surface. Attorney Phillips stated that there would be a skid on which the trailers were located. Member Stancliffe inquired as to the proposed entrance off Spring Avenue. Attorney Phillips stated that there is a proposed new entrance off of Spring Avenue, which is a County road, and that National Grid would provide a more detailed driveway entrance plan with the full application submission. Member Stancliffe inquired whether National Grid had

any similar facilities located in the area. Attorney Phillips stated that a similar facility had been constructed in the Town of Moreau in Saratoga County, and that there was also another facility located on Long Island. Chairman Oster inquired whether this facility was being proposed to provide natural gas for new construction or new customers. Attorney Phillips stated this was not the plan, and that this facility is designed to supplement the existing natural gas supply to existing customers in the event of pressure issues during cold weather events. Member Henderson raised a question regarding the potential for fire or explosion, and asked if a safety plan is being prepared. Attorney Phillips stated that the facility is designed with fire detection systems and automated equipment, including automatic shutoff in the event of any safety issue, and that National Grid is in communication with the local fire department on firefighting and emergency response requirements. Chairman Oster inquired as to site security. Attorney Phillips stated that the site would be enclosed by fencing, and it would be remotely monitored. Mr. Mainello wanted to confirm that when the facility was in operation, there would be personnel on site. Attorney Phillips confirmed that when the facility was in operation, and not simply trailer storage, there will be personnel on site. Chairman Oster inquired why this location was selected by National Grid. Attorney Phillips stated that this site is in proximity to an existing gas line, that the site itself provides adequate area and meets zoning code requirements, and meets the need for supplemental natural gas supply for cold weather events. Chairman Oster inquired as to the radius of the critical area under consideration for natural gas supplementation. Attorney Phillips stated that she was not sure of the physical radius, but there were approximately 27,000 existing users that would benefit from the project. Member Henderson asked about the specific lot size for the project. Attorney Phillips stated that this would be included in the full application set, and that the sketch plan did not provide the lot size information. Member Stancliffe noted that there was a significant

amount of paving proposed for the site. Chairman Oster inquired whether this would need a stormwater plan, and Mr. Bonesteel stated that the project will require a Stormwater Pollution Prevention Plan. Mr. Bonesteel also stated that a Full Environmental Assessment Form should be submitted with the full application set. Member Stancliffe stated that information concerning noise generation should be included in the full application submission. Attorney Phillips stated that the application will include a sound study. Member Henderson asked about site screening. Attorney Phillips stated that a landscaping plan would be included in the full application submission. Member Henderson also asked whether the connection to the existing pipeline would be underground. Attorney Phillips stated that the connection will be underground, but there will need to be some above ground equipment in connection with the project. Attorney Phillips stated that National Grid did hold a local information meeting concerning the project, which was well attended and National Grid did receive feedback from neighbors. Chairman Oster noted that traffic impacts on Spring Avenue would need to be addressed, and there was general discussion concerning the proposed truck route for supply of natural gas to this site. It was also confirmed that public safety issues at the site would likewise need to be addressed. This matter is placed on the September 18 agenda for further discussion pending the submission of the full site plan and special use permit application.

The index for the September 18, 2025 regular meeting is as follows:

1. CVE North America, Inc. – waiver of subdivision, special use permit, and site plan – September 18, 2025.
2. Debboli – special use permit – October 2, 2025 (public hearing to commence at 7 p.m.).
3. Herrington – waiver of subdivision – approved.

The proposed agenda for the September 18, 2025 regular meeting currently is as follows:

1. CVE North America Inc. – waiver of subdivision, special use permit, and site plan.
2. O’Neil – special use permit.
3. Hudson/Cheema – site plan and special use permit
4. National Grid – site plan and special use permit.