

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD SEPTEMBER 18, 2025

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

ABSENT was ANDREW PETERSEN.

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. Chairman Oster noted that the applications by CVE North America, Inc. and National Grid have been adjourned at the request of the applicants.

The Planning Board reviewed the draft minutes of the September 4, 2025 meeting. Upon motion of Chairman Oster, seconded by Member Henderson, the draft minutes of the September 4, 2025 meeting were unanimously approved without correction.

The first item of business on the agenda was the application submitted by Edwin O'Neill for special use permit in connection with the proposed installation of a ground mounted small scale solar collector system on property located at 229 White Church Road. Edwin O'Neill was present. Chairman Oster stated that the Planning Board had required Mr. O'Neill to submit additional information on the application, and that Mr. O'Neill had submitted additional information which has just been received by the Planning Board members this evening. Chairman Oster requested that Mr. O'Neill review his additional submission. Mr. O'Neill stated that he added details to his plan set, and had provided a structural analysis for the proposed racking system for the solar

panels. Chairman Oster asked whether any area variances for setbacks were required for this proposal. Mr. O'Neill stated that no variances were required. Chairman Oster confirmed that a public hearing will be required for this application. Chairman Oster asked whether any Planning Board members had any initial questions or comments. Member Henderson had a question regarding dimensions of the pressure treated lumber structure that will support the solar panels, and Mr. O'Neill discussed the dimensional issues. Mr. Bonesteel stated that he would like time to fully review the new information in detail, with particular regard to whether the solar panel structure was adequate to resist wind load. Mr. Bonesteel asked whether the application includes calculations on wind load, snow load, and the system's own dead load for the proposed racking system. Mr. O'Neill then reviewed information included in the application materials. Mr. Bonesteel reiterated that he needed time to review the application materials, including the new information provided by the applicant, and that he may have additional technical comments. Mr. Bonesteel noted that this proposed system is different from the equipment that the Planning Board is used to seeing on solar projects. The Planning Board members also wanted time to review the new information submitted by the applicant. Mr. Mainello stated that he would review the wind load issues with Mr. Bonesteel. The scheduling of the public hearing was discussed, and it was determined that the public hearing will not be scheduled until the Planning Board members and Mr. Bonesteel have had time to review the new information and determine that the application is complete for public hearing. This matter is placed on the October 2 agenda for further discussion.

There were no items of new business.

Mr. Bonesteel updated the Planning Board on a discussion he had with Matt Bond, PE, regarding the major subdivision application by Paramount Building Group. Mr. Bonesteel reported that the applicant was completing its traffic assessment, including number of truck trips

and anticipated truck route; that the cut and fill analysis regarding the volume of material proposed to be removed from the site was being completed; that the overall subdivision plan has not changed; and that the applicant requests to be placed on the October 2 agenda.

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

1. O'Neill- special use permit- October 2, 2025.

The proposed agenda for the October 2, 2025 regular meeting currently is as follows:

1. Debboli- special use permit (public hearing to commence at 7pm).
2. O'Neill – special use permit.
3. Paramount Building Group- major subdivision.