

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD OCTOBER 2, 2025

PRESENT were RUSSELL OSTER, CHAIRMAN, DAVID TARBOX, LINDA STANCLIFFE, and J. EMIL KREIGER.

ABSENT was ANDREW PETERSEN, MICHAEL CZORNYJ, and DONALD HENDERSON

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

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

The Planning Board opened a public hearing on the special use permit application submitted by John Debboli for property located at 34 Cranston Rd. The application seeks a special use permit in connection with the installation of a ground-mounted small scale solar collector system. Chairman Oster reviewed the procedure for public hearings in front of the Brunswick Planning Board. The Notice of Public Hearing was read into the record, noting that the Public Hearing Notices was published in the Troy Record, placed on the Town sign board, posted on the Town Website and mailed to all the owners of all properties located within 300 feet of the project site. Chairman Oster requested the applicant to provide a brief overview of the project. Patricia Debboli, wife of John Debboli, was present, and stated that they were seeking to install a ground-mounted small scale solar system, which will cover an area of 20 feet by 30 feet, with all power generated to be used on-site for residential purposes. Chairman Oster confirmed that two area

variances had been granted by the Brunswick Zoning Board of Appeals for this project, which was also confirmed by Mrs. Debboli. The Board then opened the floor for the receipt of public comment. Karen Pascucci, 2 Banbury Road, stated that a solar facility with 24 solar panels should not constitute a “small scale” project; that she and her neighbors will be able to see this solar facility; handed out pictures of the area proposed for the solar facility installation; stated that the Debboli’s will not be able to see the panels from their house, and that the residents on Petticoat Lane and Banbury Road will be able to see it; that this will devalue the surrounding homes; that she should not have to deal with 24 solar panels; that this will result in glare, as the south-facing panels will impact the neighbors; that she had concern regarding the disposal of solar panels and chemical impact to soil and animals; that she had lived in her home for 52 years and that this project will devalue her house; that there have been no deer present in the location of the solar facility since the August ZBA meeting, even though deer have been there for the past several decades; that the solar panels will be disposed of at the “town dump”; that the panels should be put on the Debboli roof instead of the yard; and handed up a picture of another solar facility not located in the Town of Brunswick, which was provided for comparison purposes. Chairman Oster wanted to confirm that Ms. Pascucci lived on Banbury Road. Ms. Pascucci stated that she does live on Banbury Road. Doug McClaren, the solar engineer and designer of the Debboli solar facility, sought to respond to the Pascucci comments, but Chairman Oster indicated that the applicant will respond to comments after the close of the public hearing. Paul Clayton, 40 Cranston Road, stated that he was the immediate neighbor to the south of Debboli; that he had no problem with the installation of the solar facility; that he will not see any glare; that the Debboli house was the best looking house in the neighborhood, and that everything the Debboli’s have done on the property has been completed in a professional manner; and repeated that he had no problem at all

with the proposed solar installation. There were no further members of the public wishing to provide comment. Chairman Oster inquired whether there had been any written comments received by the Brunswick Building Department. Mr. Mainello confirmed that no written comments have been received on this application, either through letter or email. Thereupon, Chairman Oster made a motion to close the public hearing on the Debboli special use application, which motion was seconded by Member Stancliffe. The motion was unanimously approved, and the public hearing closed.

The Planning Board then opened its regular business meeting.

The draft minutes of the September 18, 2025 meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Kreiger, the draft minutes of the September 18, 2025 meeting were unanimously approved without amendment.

The first item of business on the agenda was a special use permit application submitted by John Debboli for property located at 34 Cranston Road. Chairman Oster noted that the public hearing on this application had been completed at this meeting, and requested the applicant to respond to the public comments received. Doug McClaren, solar engineer and designer of the Debboli solar project, responded on behalf of the applicant. Mr. McClaren stated that the 20-foot by 30-foot footprint of the solar panels is correct, and that the total number of panels is 24. As to impact of solar facilities on property values, Mr. McClaren stated that many studies have shown that solar installations actually increase property values; as to glare, Mr. McClaren stated that any flat surface will produce a certain amount of glare, but in this case the sun will be constantly moving throughout the day and glare is not a constant issue from any single vantage point, and that glare from a ground-mounted facility is less than what is produced from a roof-mounted system; as to chemicals, Mr. McClaren stated that all manufactured products have a certain amount

of chemical components, and that research has shown that chemicals from recycled solar panels is not more significant than the burning of fossil fuels; as to the presence of deer, Mr. McClaren stated that deer like to use the area of ground-mounted solar equipment for shelter; as to panel disposal, Mr. McClaren stated that this issue will need to be addressed in the future as recycling technology improves, and that there is not a lot of current information on disposal and recycling of panels as most panels that have been installed are still in use; as to roof-mounted systems, Mr. McClaren stated that he is not a proponent of roof systems as roof leaks are a potential throughout the anticipated 25-year life of the panels and he does not recommend a roof system for the Debboli location. Chairman Oster inquired whether this system will be stable or rotate throughout the day. Mr. McClaren stated that this system will be stable and will not rotate. Member Tarbox asked whether the system is single plane. Mr. McClaren stated that the system is a single plane without any sub-arrays. Mr. McClaren also pointed out that the pictures provided by Ms. Pascucci depicted a very different system than what is proposed for Debboli. Chairman Oster asked whether Mr. Bonesteel had any further questions or comments. He had none, and stated that all prior comments had been addressed. There were no further questions from Planning Board members. Chairman Oster noted that while the Planning Board has required written responses to public comments, in this case all public comments had been addressed by the applicant at this meeting, and that written responses would not add any information not already provided by the applicant. The Planning Board members concurred in this case. Chairman Oster did have a question about existing vegetation in the location of this proposed facility. Mr. McClaren stated that existing vegetation is approximately 6-8 feet tall, that some of this vegetation will be cut back for the facility installation, that the remaining vegetation will not screen the top of the facility, but additional planting is not recommended as growth will impair the operation of the solar facility and add

maintenance requirements. Member Stancliffe requested confirmation of the orientation of the panels, and whether the plane surface will be directed toward the Debboli house. Mr. McClaren stated that the orientation described by Member Stancliffe was correct. Chairman Oster also requested confirmation that the homes on Petticoat Lane would see the array profile, not the array surface. Mr. McClaren stated this was correct. The Planning Board determined that the record was complete for action on the special use permit application. Member Tarbox made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Kreiger. The motion was unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Member Kreiger made a motion to approve the special use permit, which motion was seconded by Member Tarbox. The motion was unanimously approved, and a special use permit granted on the Debboli application.

The next item of business on the agenda was the special use permit application submitted by Edwin O'Neill for property located at 229 White Church Road. Edwin O'Neill was present. The applicant seeks a special use permit for installation of a ground-mounted small scale solar facility, with the energy to be used at this location. Mr. Bonesteel stated that usually the Planning Board reviewed applications for these facilities that use metal framing with concrete footings, but that this application is different and uses a wood framing system, and that winds loads needed to be reviewed, and that his office had completed a review of wind loads and snow loads and also the anchoring system for this facility, and that the system will withstand anticipated snow and wind loads. Mr. Bonesteel did state that he had concern with the wood framing being located directly on the ground surface, and stated that proper drainage and possible use of crushed stone should be considered. Mr. O'Neill questioned whether concrete pavers could be used, and Mr. Bonesteel replied that any proposal would need to be properly engineered and subject to review in the

building permit application. Chairman Oster confirmed that no variances are required for this proposal, and Mr. Mainello concurred. The Planning Board determined that the application is now complete for public hearing. A public hearing on this application will be held on November 6 at 7pm.

The next item of business on the agenda was the major subdivision application submitted by Paramount Building Group for property located at the northeast corner of Spring Avenue Extension and Creek Road. Matt Bond, PE and TJ Ruane, Esq. were present for the applicant. Mr. Bond stated that there were no significant changes to the subdivision design, that an updated SWPPP had been submitted, that his office had responded to Mr. Bonesteel's review comments, that his office had responded to comments on SEQRA matters, and that traffic engineering data had been submitted on truck trips associated with removal of mineral material from the project site. Mr. Bond then reviewed the response letter concerning SEQRA matters. Regarding the cut and fill analysis for the project, Mr. Bond stated that 425,000 cubic yards of mineral would be exported from the site, plus an additional 14,000 cubic yards would be graded but remain on-site. The issues of grading for road sub-base and foundations excavations, the depth of test pits dug on site and consistency of mineral at depths, and maximum depth of cuts being proposed as part of the site grading were discussed. As to schedule of material removal, Mr. Bond stated that the material would need to be removed within 2 years to remain in compliance with NYSDEC requirements for exemption from a mining permit, and that the area of disturbance would need to stay under 5 acres at any one time unless NYSDEC issued a waiver. Mr. Bonesteel inquired whether a phasing plan for material removal is being proposed. Mr. Bond stated that a phasing plan is included in the updated SWPPP. Mr. Bond confirmed that the haul road that will be used for removing material from the site is located where the subdivision road is being proposed, and

no exit directly onto Spring Avenue is being proposed. Member Tarbox inquired whether there will be periodic updates on the material removal, as the removal must be completed within 2 years. Mr. Bond stated that the removal will be monitored to meet compliance with NYSDEC timeframes. Mr. Bond also discussed projected number of truck trips for material removal, proposed truck routes, and SWPPP compliance issues. Mr. Mainello stated that Rensselaer County must approve the weight load if Creek Road is proposed for a trucking route. Mr. Bonesteel also stated that the issue of loaded trucks entering onto Route 355 should be analyzed. Mr. Bond also reviewed information on the equipment to be used on the site for material extraction, and sound generation issues. Mr. Bonesteel stated that it is not practical that hauling material for 6 days a week for 2 years will occur, and that weather conditions and field conditions and legal holidays would likely make the job last longer than 2 years. The Planning Board inquired whether the applicant will be building houses while the material extraction is occurring. Mr. Bond replied that he will need to discuss that with the applicant. Attorney Ruane stated that NYSDEC is interested in seeing houses built, or else the project will be viewed merely as mine rather than a construction project. Mr. Bonesteel stated that his office will review the updated information and responses submitted by the applicant. Mr. Bonesteel also inquired as to the status of a jurisdictional determination on site wetlands. Mr. Bond stated that he will need to speak with the project wetlands consultant. This matter is placed on the October 16 agenda for further discussion.

There were no items of new business.

The index for the October 2, 2025 regular meeting is as follows:

1. Debboli- special use permit- granted.
2. O'Neill – special use permit- November 6, 2025 (public hearing to commence at 7pm).
3. Paramount Building Group- major subdivision- October 16, 2025.

The proposed agenda for the October 16, 2025 regular meeting currently is as follows:

1. Paramount Building Group- major subdivision.