

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD OCTOBER 16, 2025

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

ABSENT were ANDREW PETERSEN and DONALD HENDERSON

ALSO PRESENT were WAYNE BONESTEEL, Planning Board engineer, and 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 first 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 was present for the applicant. Mr. Bond stated that he had received comments on the updated plans and SWPPP; that data had been submitted on the export of excavated material from the project site, including analysis based on a 1-year, 1.5-year, and 2-year export schedule; and that area contractors had been consulted by the applicant and that they confirmed that the volume of material to be removed from this site could be completed within 2 years. Chairman Oster stated that the information provides that on a 1-year excavation and export schedule, there would be 70-77 trucks per day anticipated, working 6 days a week at 9 hours per day, with 8 trucks per hour. Mr. Bond confirmed that was correct, stating that this projected schedule does take into account federal holidays and average weather events. The Planning Board reiterated that if Creek Road is an anticipated truck route, then the applicant will need to obtain an

overweight permit from Rensselaer County. Mr. Bonesteel stated that the applicant should contact the County now, because if the County would not issue that permit, the Creek Road trucking route should be eliminated from review. Mr. Bonesteel asked whether the plan was to complete all earthwork first, and then proceed with infrastructure work. Mr. Bond confirmed that was the plan, and to complete the earthwork within 1-2 years and then proceed with installation of project infrastructure. Member Stancliffe noted that the test borings on site did not go to the anticipated depths of the excavation cuts, and how will the applicant address that. Mr. Bond stated that the work will need to excavate to the projected depths regardless of the material type, as the project will need to get to proposed building grades. Mr. Bonesteel stated that sight distances at the Creek Road-Spring Avenue and Creek Road-Route 2 intersections will need to be analyzed. Mr. Bond stated that the sight distances will be looked into. It is noted that the Planning Board is serving as SEQRA lead agency on this action, and the next procedural step for the Planning Board is to make a determination of environmental significance under SEQRA. Mr. Bonesteel stated that he will prepare a draft EAF Part 2 for review and consideration by the Planning Board. Mr. Bond stated that the impacts from the excavation activities would be temporary only, lasting 1-2 years, and that the remainder of the project is a standard residential subdivision. This matter is placed on the November 6 agenda for further discussion.

The next item of business on the agenda was the application submitted by National Grid for special use permit and site plan approval for 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, together with the project engineer and National Grid representatives. Attorney Phillips reviewed the project location; that the applicant had appeared before the Planning Board in late August for a sketch plan conference; that National Grid has now

submitted formal applications for site plan and special use permit; that the project site is located in the R-25 zoning district where a public utility is a permitted use subject to site plan and special use permit review; that in addition to the applications, National Grid has submitted a Full EAF, a list of abutting property owners, a 27-page plan set, photo simulations (leaf on and leaf off conditions), aerial images of the site, a traffic impact study, and a noise impact assessment; that 14.3 acres of the 26-acre project site will be disturbed; that the proposal is to supplement the existing natural gas supply, with the proposed transfer station being located adjacent to an existing gas pipeline and electricity corridor; that the proposed transfer station is to address cold weather events, when a reduction in gas pressure will occur, so that pressure to 27,000 existing National Grid gas customers will be maintained during the cold weather events; that this proposed transfer station is not a continuous facility, but is designed to supplement gas during cold weather events only; and that the facility would be supplied by tanks that would be trucked to the facility in the Fall and on an as-needed basis during the Winter. Chairman Oster asked that if this facility was designed to supplement gas during cold weather events, has National Grid experienced loss of pressure at this location during cold weather at any point in the last 20 years. Attorney Phillips stated that cold weather events, being negative 5 degrees for an extended period of time, rarely happen but that National Grid needs to be prepared for such an event because it is certain that a pressure loss will occur under such weather conditions. Member Czornyj asked that out of the 27,000 existing customers that would be served by this project, how many are located in Brunswick. Attorney Phillips stated that the applicant would need to supply that information. Member Czornyj requested that information, and confirmation that this project was for existing customers and not new residential construction, as NYS is now requiring new homes to be heated by electric and not gas or fuel oil. Chairman Oster asked whether National Grid had considered

any alternative locations. Attorney Phillips explained that National Grid had undertaken an extensive site election process, and that several factors need to be considered, including location of existing pipeline facilities, site availability, and zoning. Chairman Oster asked whether National Grid operated any similar facilities locally. Attorney Phillips stated that a facility was located in Moreau in Saratoga County. Chairman Oster asked if the Moreau facility was located in proximity to residences. Attorney Phillips did not have this information. Chairman Oster stated the concerns on this application include safety and trucking issues. Member Stancliffe asked whether tanks that are empty from use would be removed from the site and new full tanks delivered during the Winter season. Attorney Phillips stated that was correct, so that there would be possible trucking during the Winter season. Member Stancliffe asked whether a pressurization facility would be a feasible alternative to the trucking and storage of tanks at this site. David Torrez, the project engineer, replied that pressurization would not solve the issue, as gas tends to contract in cold weather and pressurization alone will not suffice, and that additional gas is required. Chairman Oster asked whether National Grid had any data on impact to surrounding property values. Attorney Phillips replied by stating that this location already included an existing utility corridor, the use was allowed under the Brunswick Zoning Law, that this proposed facility was needed, and that a public utility is treated differently under the law because these facilities need to be located where the service is provided. Chairman Oster stated that National Grid must address the safety concerns. Attorney Phillips stated that the facility is designed with fire safety features and automatic shut-offs, and that National grid had already met with the Eagle Mills Fire Department and Rensselaer County, and is gathering information and will prepare an emergency response plan which will be submitted to become part of the application record. Chairman Oster asked whether a berm or other barrier is being proposed around the site. Attorney Phillips replied that no barrier or berm is being

proposed as it was not required due to the project design and industry best management practices. Chairman Oster asked whether there was any history of accidents at these types of facilities. Attorney Phillips replied that there was not any history of such accidents. Chairman Oster asked whether there was a threat of detonation. Attorney Phillips replied that this was not likely, and Mr. Torrez discussed the mechanical design of the equipment which addresses fire and detonation threats. Chairman Oster asked about site security. Attorney Phillips replied that when the trailer tanks are on site, there will be security personnel on site 24/7, and that when there are no trailer tanks on site during the off-season, the site will be fenced and locked with periodic site inspections. Member Czornyj asked whether the tanks will be immediately connected to the pipeline when they arrive at the site. Mr. Torrez responded that the tanks are not connected to the pipeline until the gas is needed, and when the tank is connected to the pipeline, that connection will be made by National Grid personnel. Chairman Oster asked whether there will be additional lighting when the tanks are on site. Attorney Phillips directed the Planning Board to the lighting plan in the application materials. Member Stancliffe asked whether the tanks would be under a roof or partial enclosure. Mr. Torrez replied that a roof is not part of the project safety design as a roof or enclosure tends to trap gas rather than permit it to dissipate into the air. Mr. Mainello asked about accessory structures proposed for the site. Attorney Phillips replied that there is a small building proposed with a septic system, but no other structures. Member Tarbox suggested that the Mountain View and Wynantskill fire departments also be consulted. Member Tarbox also asked whether the site grading will be balanced, or whether any import or export of material is proposed. Attorney Phillips replied that the site will be graded, that a complete SWPPP will be submitted, that most of the material will remain on site, but that more information on site grading will be submitted. Member Tarbox asked about the ground surface upon completion. Attorney Phillips

stated that the site will be paved. Chairman Oster asked how large the area would be that was paved. Attorney Phillips stated that this information will be supplied. Member Stancliffe reviewed information in the FEAF concerning the size of an impoundment structure, and that the information should be checked by the applicant. The Planning Board identified the need for specialized consultants to assist in the review of this application. Mr. Bonesteel stated that his office was staffed with technical experts that could assist in the project review, and that he would speak with these experts on availability, and cost for purpose of establishing an applicant escrow for consultant review fees. Mr. Bonesteel also stated that he would review all the technical reports and plans submitted, and have preliminary comments by the November 6 meeting. Chairman Oster stated that the Planning Board is in receipt of letters from the public on this application, which will be made part of the project file. This matter is placed on the November 6 agenda for further discussion.

There was one item of new business.

A waiver of subdivision application has been submitted by Ken Herrington for property located on Herrington Lane. Jacob Keasbey, LLS, was present for the applicant. Mr. Keasbey generally reviewed the proposal, which is in the nature of a lot line adjustment. The applicant is seeking to divide 1 acre of land from the Herrington Farm parcel and add it to an existing residential lot, thereby increasing the size of that residential lot from 1.7 to 2.7 acres. Chairman Oster confirmed that no new lot is being proposed, simply a lot line adjustment to increase the size of an existing lot. Mr. Keasbey confirmed that was correct. This matter is placed on the November 6 agenda for further discussion.

The index for the October 16, 2025 regular meeting is as follows:

1. Paramount Building Group- major subdivision- November 6, 2025.

2. National Grid- site plan and special use permit- November 6, 2025.
3. Herrington- waiver of subdivision- November 6, 2025.

The proposed agenda for the November 6, 2025 regular meeting currently is as follows:

1. O'Neill- special use permit (public hearing to commence at 7pm).
2. Herrington- waiver of subdivision.
3. Paramount Building Group- major subdivision.
4. National Grid- special use permit and site plan.