

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD DECEMBER 18, 2025

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

ABSENT was MICHAEL CZORNYJ.

ALSO PRESENT were WENDY KNEER, Brunswick Building Department, ANDREW GILCHRIST, ESQ., Attorney to the Planning Board, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

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

Chairman Oster noted that the second item of business on the agenda, applications for site plan and a special use permit submitted by National Grid for property located at 1278 Spring Avenue, had been tabled prior to the meeting at the request of the applicant and would be placed on the agenda for the first meeting in January 2026.

Chairman Oster also noted that the fourth item of business on the agenda, amendments to previously-approved site plan and special use permit applications submitted by AT&T for property located at 227 Bald Mountain Road and 88-90 Palitisch Road, had been tabled as no further submissions from the applicant had been received since the last Planning Board meeting.

The draft minutes of the December 4, 2025 regular meeting were reviewed. Attorney Gilchrist noted seven corrections: on page 6, line 14, “review of the” should be between “the” and

“site plan”; on page 7, line 11, “o-site” should be “on-site”; on page 11, line 6, “60 period” should be “60-day period”; on page 9, line 2, “Planning Board lead agency” should be “Planning Board’s intent to serve as lead agency”; on page 9, line 3, “declare itself lead agency” should be “declare its intent to serve as lead agency”; on page 9, third line from the bottom, “special use permit” should be “waiver of subdivision”; and on page 10, line 1, “special use permit” should be “waiver of subdivision”. Upon motion of Chairman Oster, seconded by Member Tarbox, the draft minutes of the December 4, 2025 regular meeting were unanimously approved subject to the noted corrections.

The first item of business on the agenda was the Colton Ridge major subdivision application submitted by Paramount Building Group of NY for property located at the northeast corner of Spring Avenue and Creek Road. Matt Bond, P.E., of Hart Engineering, and T.J. Ruane, Esq. were present to review the application. Mr. Bond stated that the applicant had worked with Mr. Bonesteel on an excavation plan as requested by the Planning Board when the applicant was last before the Board at its November 20, 2025 meeting, and had submitted that plan to the Planning Board shortly before the current meeting via email. Mr. Bond stated that there were no changes to the project’s subdivision plan and generally reviewed the submitted excavation plan. Mr. Bond reviewed the project’s phasing plan, stating that the project would be done in four phases in which a 5-acre section of the site would be worked on in each phase. Mr. Bond also addressed, in detail, the items identified by the Planning Board in Part 2 of the Environmental Assessment Form (EAF) as potentially having moderate-to-large environmental impacts, and reviewed detailed responses from the applicant as to why the applicant believed those items were of small or no impact. Chairman Oster stated that the Planning Board had reviewed Part 2 of the EAF, as prepared by Mr. Bonesteel, at its November 6, 2025 meeting, and had identified three items as

having potentially moderate-to-large impacts. Chairman Oster also stated that the Planning Board had requested additional information on those three items at the November 6 meeting. Mr. Ruane handed out paper copies of the excavation plan to the Planning Board members, stating that the excavation plan explained how the three items identified by the Planning Board as moderate-to-large impacts were actually small impacts. Mr. Ruane stated that the applicant had prepared mitigation measures to address environmental impact concerns, as shown in the excavation plan. Mr. Ruane noted that the three items identified by the Planning Board – the amount of material being removed, the amount of time excavation would take place, and the project site no longer able to be agricultural land – had been addressed and mitigated through mitigation measures and best management practices, as shown in the excavation plan and a previously-submitted traffic study. Mr. Ruane stated that the impacts of the three identified items would be of a short duration due to being limited to the construction period for the project, and that none of the three items would be associated with the long-term residential subdivision plan. Mr. Ruane also addressed the potential impact to agricultural resources, stating that the project would affect a maximum of 2.5 acres of land that met the NYS Department of Environmental Conservation (DEC) definition of land used for farming, which failed to qualify as a moderate-to-large impact under DEC regulations. Chairman Oster noted that the project's phasing plan was to consist of four phases and affect 5 acres at a time, and asked if that meant that the entire site would not be affected by the project at once. Mr. Bond confirmed that a maximum of 5 acres of land would be affected on the site at any time for the entirety of the construction period. Mr. Bonesteel stated that he had requested the phasing plan, that what was proposed in that phasing plan was generally acceptable, including stormwater compliance during excavation. Mr. Bonesteel also stated that the project going 5 acres at a time was consistent with the build-out of the project as a residential subdivision

and showed the legitimacy of the project, as opposed to starting excavation with the area on the site with the best soils and jumping around the site. Mr. Ruane noted that a phasing plan was also required for a project of this size by DEC. Chairman Oster asked if the phasing plan would affect bidding by excavation contractors. Mr. Bonesteel stated that the phasing plan would be included with the documents submitted to contractors and that contractors would need to bid on the project in accordance with the phasing plan. Mr. Bonesteel also stated that the Town would oversee the selected contractor's compliance with the excavation plan. Chairman Oster asked if Part 2 of the EAF should be redrafted. Mr. Bonesteel confirmed that he would redraft Part 2 of the EAF after thoroughly reviewing the newly submitted information. Member Henderson asked what the site would look like after excavation, specifically if the site would be flat. Mr. Bond stated that final topography and building elevations for the subdivision were included in the phasing plan, and that the grade would slightly increase through site, resulting in an increase in elevation of 50 feet from the front entrance of the site to the back of the cul-de-sac. Chairman Oster asked where an existing treeline was on the site, and Mr. Bond pointed it out on the site map. Chairman Oster stated that the Planning Board members and Mr. Bonesteel would review all newly submitted information. Mr. Ruane stated that even moderate-to-large impacts could result in an overall negative declaration on a project under SEQRA. This matter was placed on the January 15, 2026 agenda for further deliberation.

The second item of business on the agenda was site plan and special use permit applications submitted by National Grid for property located at 1278 Spring Avenue. Chairman Oster reiterated that this matter had been tabled prior to the meeting at the request of the applicant. This matter was placed on the January 15, 2026 agenda for further deliberation.

The third item of business on the agenda was a minor subdivision application submitted by Rebecca Fischer for property located at 842 Tamarac Road. Mark Danskin and Paul Engster, Esq. were present to review the application. Chairman Oster stated that at the last Planning Board meeting on December 4, 2025, there had been discussion about a private road maintenance agreement for the three proposed subdivided lots on the site. Mr. Danskin stated that the private road maintenance agreement was currently being drafted. Mr. Danskin reviewed the application, stating that the project site was an approximately 82-acre parcel on the east side of Tamarac Road just north of Indian Creek Road. Mr. Danskin stated that there was 60 feet of road frontage for the parcel, with each proposed subdivided parcel to have 20 feet of frontage, which then opened up to a rectangular lot. Mr. Danskin stated that the applicant was proposing to subdivide the parcel into three lots, two building lots of 5.6 acres and 5.7 acres, and one approximately 72-acre remainder lot. Mr. Danskin stated that the shared private road for the three lots would be 60 feet wide in accordance with Town private road standards, with turn-outs and a turnaround at the end of the road as required under the NYS Fire Code. Mr. Danskin stated that the grade of the site was minimal as the site had an 8% pitch throughout, except for a small area with 10% pitch that was proposed to be graded out to be consistent with the rest of the site. Mr. Danskin also stated that the sewage design for the site was being prepared and that the house locations had been selected and included on the site map, which he pointed out. Member Stancliffe asked what utilities would be on the site. Mr. Danskin stated that a one-year build was proposed for both the road and houses on the site and that there was an existing utility pole on Indian Creek Road that the houses could potentially connect to. Chairman Oster asked where a closed Town landfill on Old Siek Road was in proximity to the project site as there had been a previous subdivision near that landfill. Mr. Danskin pointed out the landfill on the site map, stated that he was aware of it, and stated that the

applicant had contacted local well drillers, who stated that they had not had any water quality issues in the area. Mr. Engster then addressed the private road maintenance agreement, stating that he was still working on it and did not have a draft to show the Planning Board at that time, but that he would be submitting a draft to the Planning Board attorney for review. Mr. Bonesteel stated that he would like the turn-outs and turnaround added to the site map, and Mr. Danskin stated that they would be added. Member Stancliffe asked if the application needed to be referred to Rensselaer County. Chairman Oster asked if the application had been sent to the Center Brunswick Fire Department. The Planning Board determined that the application would be sent to both Rensselaer County and the Center Brunswick Fire Department. Chairman Oster asked if any part of the project site was in another municipality as it was near the Town border, and Mr. Danskin confirmed that the entire project site was in Brunswick. Mr. Bonesteel asked if he could visit the site. Mr. Danskin confirmed that he could and that he would inform the applicant that Mr. Bonesteel would be doing a site visit within the next few weeks. This matter was placed on the January 15, 2026 agenda for further deliberation.

The fourth item of business on the agenda was amendments to previously-approved site plan and special use permit applications submitted by AT&T for property located at 227 Bald Mountain Road and 88-90 Palitisch Road. Chairman Oster reiterated that this matter had been tabled prior to the meeting as no further submissions from the applicant had been received since the last Planning Board meeting. This matter is adjourned without date.

The fifth item of business on the agenda was applications for site plan and a special use permit submitted by Tranquility Bookshop, LLC for property located at 902 Hoosick Road. Andrew Gilchrist and Jacob Keasbey, LLS of Keasbey Land Surveying were present to review the application. Attorney Gilchrist recused himself, as he was one of the applicants, and stated that

Chris Langlois, Esq., who would become the new Planning Board attorney in January 2026, was present and available to provide legal counsel on this application. Mr. Keasbey stated that the proposed parking for the site had been slightly revised since the last Planning Board meeting, specifically the location of a handicapped spot. Mr. Keasbey stated that other than parking, there were no other changes to the application since the last meeting. Attorney Gilchrist stated that the project site was in a Business Light zoning district, where retail was a permitted use under the Brunswick Zoning Law. Attorney Gilchrist stated that a special use permit was required as the structure on the site was greater than 2,000 square feet. Attorney Gilchrist stated that there was a turn lane on Hoosick Road right in front of the site and that parking was proposed to be located on the east side of the site so that headlights from cars would point at a realtor's office, a commercial use, to the immediate east of the parcel, rather than at a house to the immediate west of the parcel. Attorney Gilchrist stated that he was looking to have the application be deemed complete by the Planning Board and have a public hearing scheduled for the Planning Board's one January 2026 meeting. Attorney Gilchrist also stated that the application needed to be sent to Rensselaer County as Hoosick Road was a County road. Member Stancliffe asked if the house on the site used public water. Mr. Keasbey confirmed that it used public water, specifically from Merrill Road. Member Stancliffe noted that the adjacent parcel with the realtor's office on it had a well. Mr. Keasbey confirmed the existence of the well, but reiterated that the house on the site used public water. Attorney Gilchrist stated that he was not sure if the well in question was still in use. Member Stancliffe asked where snow would be moved to and stored in the winter. Mr. Keasbey pointed out on the site map where snow would be moved in the winter. Mr. Bonesteel asked what the distance was between the corner of the parking lot to the edge of the building on the site. Mr. Keasbey stated that there was about two feet between the building and the corner of the parking

lot. Attorney Gilchrist stated that the distance between the parking lot and building did not require an area variance from the Zoning Board of Appeals. Mr. Bonesteel asked what the dimensions of the handicapped parking spot were, as the dimensions of the other spots were noted on the site map. Mr. Keasbey reviewed the dimensions and location of the handicapped parking spot. Mr. Bonesteel stated that there must be enough room to enter and back out of every parking spot and that he was not sure there was enough room to do so for the handicapped spot at its current location. Attorney Gilchrist noted that the location of the handicapped parking spot had been moved from its initially proposed location so that it would be closer to the handicapped-accessible entrance to the building. Mr. Bonesteel stated that he would research requirements for handicapped parking spots. Chairman Oster asked if the application was complete for the purpose of scheduling a public hearing. Mr. Bonesteel stated that it was other than the concerns about the handicapped parking spot. Mr. Keasbey stated that he and Mr. Bonesteel could work on the logistics of the handicapped parking spot in the four weeks between the current meeting and the next meeting in January 2026. Attorney Gilchrist agreed, noting that, at most, the parking spots might change, and that the rest of the site would stay as it is now, which Mr. Bonesteel agreed with. Mr. Bonesteel asked if topography and elevations were on the site map. Mr. Keasbey stated that they were not, but would be added. A public hearing on these applications was scheduled for January 15, 2026 at 7:00pm.

Attorney Gilchrist returned to the meeting.

The Planning Board discussed one item of new business.

The one item of new business was a waiver of subdivision application submitted by Karen DuJack for property located at 70 Town Office Road. Jacob Keasbey, LLS of Keasbey Land Surveying was present to review the application. Mr. Keasbey stated that the applicant was looking subdivide a 9.68-acre lot into two new lots, a 3.68-acre lot and a 6.00-acre lot. Mr. Keasbey stated

that the applicant was planning to sell the new 6.00-acre lot and retain the new 3.68-acre lot. Chairman Oster asked if the project site was part of a subdivision. Mr. Keasbey confirmed that there had been a subdivision approved for the parcel in December 2018, and that since there could not be any subdivisions on a parcel within seven years of a previous subdivision on that same parcel, that seven year limit would have passed by the Planning Board's next meeting in January 2026. Chairman Oster noted that there was a shed on the proposed 3.68-acre lot, which would cause a problem as there would be a secondary structure on the new lot without a primary structure. Attorney Gilchrist noted that in the past, the Planning Board has required secondary structures without primary structures on newly subdivided lots to be taken down within a certain period of time after approval of the subdivision. Mr. Keasbey stated that the shed was not bolted into the ground, so it could be moved if necessary. This matter was placed on the January 15, 2026 agenda for further deliberation.

Chairman Oster noted that it had come to his attention that several members of the public had expressed concern and frustration that agendas for Planning Board meetings were not being posted until the day of the meeting, and asked that the Building Department and Planning Board coordinate to finalize and post the agenda earlier, preferably on the Monday of the week there is a Planning Board meeting, starting in 2026.

Chairman Oster also noted that the current meeting was Attorney Gilchrist's last meeting representing the Planning Board before his retirement from practicing law, that Chris Langlois would be taking over as attorney to the Planning Board starting at the next meeting, and thanked Attorney Gilchrist for his many years of service on behalf of himself and the Planning Board.

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

1. Paramount Building Group – major subdivision (January 15, 2026).
2. Fischer – minor subdivision (January 15, 2026).
3. Tranquility Bookshop – site plan and special use permit (January 15, 2026).
4. DuJack – waiver of subdivision (January 15, 2026).

The proposed agenda for the January 15, 2026 regular meeting is as follows:

1. Tranquility Bookshop – site plan and special use permit
(public hearing to commence at 7:00pm).
2. Paramount Building Group – major subdivision.
3. Fischer – minor subdivision.
4. DuJack – waiver of subdivision.