

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JULY 2, 2026

PRESENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, J. EMIL KREIGER, LINDA STANCLIFFE, DAVID TARBOX and JOHN MAINELLO III.

ABSENT was MICHAEL CZORNYJ.

ALSO PRESENT were KEVIN MAINELLO, Brunswick Building Department, CHRISTOPHER LANGLOIS, 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.

The first item of business on the agenda was a public hearing concerning the application for an amendment to a previously-approved site plan submitted by Carroll's, LLC and Joshua Bazis for property located at 747 Hoosick Road. Craig Tripp, RLA, of Greenman-Pedersen, Inc., was present to review the application. Chairman Oster read the procedure for a public hearing held by the Planning Board. Attorney Langlois read the Notice of Public Hearing into the record, with the Notice having been published in the Troy Record, placed on the Town sign board, posted on the Town website, and mailed to the owners of all properties within 300 feet of the project site. Chairman Oster asked the applicant to briefly review the project for the public. Mr. Tripp stated that the application was for branding upgrades, and to improve pedestrian and vehicle access and circulation through the site. Mr. Tripp stated that the applicant was proposing to add a second

drive-through to the site and that one light pole was proposed to be relocated, which would be the only utility change on the site. Mr. Tripp stated that some landscaping changes were proposed, and the dumpster at the back of the site was also proposed to be moved. Mr. Tripp stated that since the last Planning Board meeting on June 4, additional landscaping had been added to the front of the site. Mr. Tripp stated that the applicant had discussed the latest set of plans with the Brunswick Building Department, and that the applicant had agreed to have a pre-construction meeting with the Building Department in the future as well. Chairman Oster opened the public hearing on the application. Jim Tkacik, of 387 Brunswick Road, asked if the new sign proposed for the site would be the same size as the existing sign. Mr. Tripp stated that the new sign would be attached to the existing sign pole, but that a different panel advertising the Burger King restaurant would be installed. There were no further public comments on the application. There were no questions or comments from the Planning Board members. Chairman Oster made a motion to close the public hearing, which was seconded by Member Henderson. The motion was unanimously approved and the public hearing was closed.

The draft minutes of the April 16, 2026 regular meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Tarbox, the draft minutes of the April 16, 2026 regular meeting were unanimously approved without amendment.

The first item of business on the agenda was an application for an amendment to a previously-approved site plan submitted by Carroll's, LLC and Joshua Bazis for property located at 747 Hoosick Road. Craig Tripp, RLA, of Greenman-Pedersen, Inc., was present to review the application. Chairman Oster noted that there had only been one comment made at the public hearing, which Mr. Tripp had responded to verbally, so there was no need for written responses to comments made at the public hearing. Mr. Bonesteel asked what vegetation would be planted at

the front of the site. Mr. Tripp stated that low-level shrubbery would be planted. Chairman Oster stated that the Town had received a letter from the Rensselaer County Bureau of Economic Development and Planning stating that the project would not have a major impact on County plans and that local consideration shall prevail. There were no further questions or comments from the Planning Board members. Member Tarbox made a motion to adopt a negative declaration on the project under SEQRA, which was seconded by Member Henderson. The Planning Board voted unanimously to declare a negative declaration on the project under SEQRA. Member Stancliffe made a motion to approve the amendment to the previously-approved site plan, which was seconded by Member John Mainello. The Planning Board voted unanimously to approve the amendment to the previously-approved site plan.

The second item of business on the agenda was a minor subdivision application submitted by Rebecca Fischer for property located at 842 Tamarac Road. Paul Engster, Esq. and Mark Danskin were present to review the application. Mr. Engster stated that a wetlands report had been submitted to the Planning Board, which stated that there were no wetlands on the applicant's property, and that there was no wetland connection to the adjacent property owned by Charles Bulson. Mr. Engster stated that an erosion and sediment control plan had also been submitted to the Planning Board, and that there was space to move the proposed driveway for the site if deemed necessary. Mr. Engster stated that new maps had been submitted to the Planning Board, which confirmed that there was more than 1,000 feet of woodlands between the perimeter of one of the new lots proposed by the applicant and property owned by Charles Bulson, and that property owned by Morgan Waters was between the applicant's property and Mr. Bulson's property. Mr. Engster also stated that the more than 1,000 feet of woodlands, which included a separate parcel lying between the applicant's property and Mr. Bulson's property, served as a more than sufficient

buffer. Chairman Oster brought up the shared driveway's accessibility for the three proposed parcels and the previously-submitted private road maintenance agreement, and asked why the document was called a private "road" maintenance agreement when it was for a driveway. Mr. Engster confirmed that he had submitted a private road maintenance agreement, which Attorney Langlois had reviewed and found acceptable, and confirmed that the agreement was for a driveway even though it was referred to as a private "road" maintenance agreement. Mr. Danskin stated that the Brunswick Driveway Ordinance was a driveway less than 150 feet long, and that the Brunswick Private Roadway Ordinance was a driveway more than 150 feet in length; therefore, if a driveway was longer than 150 feet in length, it was still a driveway, but the Town of Brunswick defined it as a "private roadway". Chairman Oster discussed the road qualifications for a minor vs. major subdivision. Chairman Oster stated that the Planning Board sought to reopen the public hearing on this application, which would be scheduled for the Board's first meeting in August. Chairman Oster asked Mr. Bonesteel if all required engineering reports and documents had been submitted, and Mr. Bonesteel confirmed that they had been. Kevin Mainello asked if turnouts for the driveway were shown on the site map, and Mr. Danskin pointed them out. Kevin Mainello stated that more turnouts were required due to the length of the driveway, and Mr. Danskin agreed to add them. The Planning Board determined to reopen the public hearing on the application on August 6, 2026 at 7:00pm.

The third item of business on the agenda was a site plan application submitted by Richard Valverde for property located at 721 Hoosick Road. Kevin Hixson, of BL Companies, was present to review the application. Mr. Hixson stated that an underground water regulator on the site discussed at previous meetings had been further analyzed, that its exact location on the site had been identified, and that the entire regulator had been added to the site map. Mr. Hixson stated that

the applicant was seeking a waiver for the number of parking spots on the site, stating that 23 parking spots were required due to the size of the site, but that the applicant was only proposing 20 spots. Mr. Hixson stated that only 20 parking spots were proposed due to needing to move the retaining wall at the front of the site back due to the underground water regulator, which eliminated a number of parking spots initially proposed for the site. Mr. Hixson stated that the applicant had applied for a rear setback variance from the Zoning Board of Appeals due to moving the project site back approximately five feet due to the underground water regulator, noting that 30 feet of rear setback was required and the building was proposed to be approximately 25 feet from the rear property line. Mr. Hixson also stated that the retaining wall would be 5.5 feet tall at its highest point. Chairman Oster asked if the applicant was seeking the waiver for the number of parking spots from the Zoning Board as well. Kevin Mainello stated that a waiver for the number of parking spots was under the jurisdiction of the Planning Board. Member Tarbox asked how many parking spaces were required. Mr. Hixson reiterated that based on the size of the site, 23 parking spaces were required and that 20 parking spaces were proposed. Mr. Hixson also stated that the Town could find no evidence of an easement between any previous property owner and Town for the underground water regulator, and that the applicant would work with the Town to establish such an easement. Member John Mainello asked if the orientation of some proposed parking spaces could be changed to fit a few more parking spaces on the site. Mr. Hixson reviewed the site map, and stated that he did not believe that changing the orientation of some spaces to squeeze in a few more spaces would work. Member Tarbox asked how many bays to work on cars would be located in the building. Kevin Mainello stated that there would be seven bays inside the building, which Mr. Hixson confirmed. Chairman Oster asked if cars would be kept in the building overnight. Mr. Hixson stated that no cars would be kept overnight. Member Stancliffe asked if the applicant was

seeking any other variances from the Zoning Board. Mr. Hixson stated that the applicant was also seeking a second rear setback variance for the dumpster on the site. Chairman Oster asked what the status of the two variance applications was before the Zoning Board. Mr. Hixson stated that the variance applications had been introduced at the Zoning Board's last meeting on June 15. Kevin Mainello stated that the Zoning Board had discussed holding a joint public hearing with the Planning Board concerning the applications before both Boards from the applicant at its June 15 meeting, but that nothing had been scheduled. Member Stancliffe stated that a picket fence had been installed along the top of the retaining wall at the QuickChek convenience store across Mohawk Avenue. Mr. Hixson stated that the applicant could consider installing some sort of fence on top of the retaining wall on the project site to match the property across the road, and also noted that the retaining wall on the project site would not be as high as the retaining wall in front of the QuickChek. Member Henderson asked when the lights on the site would turn off. Mr. Hixson stated that the lights would turn off one hour after close. Mr. Bonesteel asked if the applicant had reached out to NYS Department of Transportation (DOT) concerning the project yet. Mr. Hixson stated that the applicant had reached out to NYS DOT, and was still discussing the project with them. The Planning Board discussed the public hearing required for this application and whether to schedule a joint public hearing with the Zoning Board. The Planning Board determined to schedule a public hearing for the site plan application for its first meeting in August, and if the Zoning Board wanted to join the Planning Board for a joint public hearing, it could do so. A public hearing on this application was scheduled for August 6, 2026 at 7:15pm.

The fourth item of business on the agenda was a major subdivision application submitted by Jim Cillis for property located on Cole Lane. Aaron Vera, P.E., of Verity Engineering, D.P.C., was present to review the application. Chairman Oster stated that new documents had been

submitted since the applicant was last before the Planning Board, specifically from NYS Department of Environmental Conservation (DEC) and NYS Office of Parks, Recreation and Historic Preservation (OPRHP). Chairman Oster also stated that the applicant had submitted a project narrative since the applicant was last before the Planning Board. Mr. Vera stated that since the applicant was last before the Planning Board on March 5, wetlands on the site had been added to the site map, and he clarified that there was approximately 3,900 square feet of wetlands on the site, which was under the jurisdiction of the U.S. Army Corps of Engineers. Mr. Vera stated that the letter from NYS OPRHP stated that there would be no archeological impacts to the site as a result of the project. Mr. Vera stated that the project still needed approval from Rensselaer County Department of Health (DOH) for the septic systems on each proposed lot and the necessary extension of an existing waterline. Mr. Bonesteel stated that he had started his review of the project and that he already had some comments concerning the project's stormwater and erosion plans. Mr. Bonesteel stated that there were some septic issues in the plans, but noted that that part of the plans was not yet finalized. Mr. Bonesteel noted that the project included "cross lot drainage", which he advised trying to avoid. Mr. Bonesteel stated that the maintenance of a bioretention area on the site needed to be clarified. Mr. Bonesteel asked if the project would establish a drainage district or a Homeowners' Association (HOA), specifically in regard to post-construction maintenance of the site. Mr. Bonesteel stated that he could finish his comments and submit them to the applicant and Planning Board before the next meeting. This matter was tentatively placed on the August 6, 2026 agenda for further deliberation.

The fifth item of business on the agenda was an application for a major subdivision submitted by Brunswick Road Development, LLC for property located along NYS Route 2. Andrew Brick, Esq. and Anthony Casale were present to review the application. Mr. Brick briefly

reviewed the history of the project, stating that the project had been conditionally approved by the Planning Board twice before, that the second conditional approval had been granted in 2024, that that second approval had expired in 2025 after two extensions, and that the application before the Planning Board was the same as the previous two applications. Mr. Brick stated that many of the conditions placed on the second approval of the application in 2024 had already been met, and that a required easement from National Grid was expected to be granted on July 29. Russ Reeves, P.E., who was reviewing the project on behalf of the Planning Board, confirmed that all Town Board and Planning Board requirements for the project had been met, that a joint agreement for the wetlands on the site was still needed, and that the application was complete for the purpose of holding a public hearing. Member Stancliffe asked when the wetlands agreement was expected to be submitted to the Planning Board. Mr. Reeves stated that he was not sure, but would check. Attorney Langlois asked to confirm that all that needed to be done with the wetlands agreement was confirm that nothing had changed with the prior agreement from the second approved application. Mr. Reeves confirmed that was correct and that if there were any changes, they were unlikely to be major. This matter was placed on the July 16, 2026 agenda for further deliberation.

There were no items of new business to discuss.

There were no items of old business to discuss.

The index for the July 2, 2026 regular meeting is as follows:

1. Burger King – site plan amendment (approved).
2. Fischer – minor subdivision (August 6, 2026).
3. Mavis Tire – site plan (August 6, 2026).
4. Cillis – major subdivision (August 6, 2026).
5. Brunswick Acres – major subdivision (July 16, 2026).

The proposed agenda for the July 16, 2026 regular meeting is currently as follows:

1. Brunswick Acres – major subdivision.

The proposed agenda for the August 6, 2026 regular meeting is currently as follows:

1. Fischer – minor subdivision (public hearing to commence at 7:00pm).
2. Mavis Tire – site plan (public hearing to commence at 7:15pm).
3. Cillis – major subdivision (tentative).