Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD JUNE 4, 2026

PRESENT were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, LINDA STANCLIFFE, DAVID TARBOX, MICHAEL CZORNYJ and JOHN MAINELLO III.

ABSENT was J. EMIL KREIGER.

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. Chairman Oster noted that the first item on the agenda, the minor subdivision application submitted by Rebecca Fischer for property located at 842 Tamarac Road, the second item on the agenda, the site plan application submitted by Richard Valverde for property located at 721 Hoosick Road, and the fifth item on the agenda, the major subdivision application submitted by Jim Cillis for property located on Cole Lane, had all been tabled prior to the meeting at the request of the applicants' representatives. Chairman Oster stated that the minor subdivision application submitted by Rebecca Fischer for property located at 842 Tamarac Road and the major subdivision application submitted by Jim Cillis for property located on Cole Lane would be placed on the agenda for the June 18, 2026 meeting for further deliberation, and that the site plan application submitted by Richard Valverde for property located at 721 Hoosick Road would be tentatively placed on the agenda for the June 18, 2026 meeting for further deliberation.

The draft minutes of the March 16, 2026 special meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Czornyj, the draft minutes of the March 16, 2026 special meeting were unanimously approved without amendment.

The draft minutes of the March 19, 2026 regular meeting were reviewed. Chairman Oster noted that he, Member Henderson and Member Czornyj were not present at the March 19 regular meeting. Attorney Langlois stated that Chairman Oster, Member Henderson and Member Czornyj should abstain from voting on the March 19 minutes. Chairman Oster noted that all six present members had just voted to approve the minutes of the March 16 special meeting despite some members not being present at that meeting. Member Stancliffe noted that only three present members had been at the March 16 and March 19 meetings, so neither set of minutes could be reviewed if only members present at that meeting could review and vote to approve those minutes. The Planning Board determined not to revote on the approval of the March 16 minutes, but that following the current meeting, only members present at the meeting whose minutes were being reviewed would vote on whether to approve those minutes. Upon motion of Member Stancliffe, seconded by Member John Mainello, the minutes of the March 19, 2026 regular meeting were approved without amendment.

The draft minutes of the April 2, 2026 regular meeting were reviewed. Upon motion of Member Henderson, seconded by Member Czornyj, the draft minutes of the April 2, 2026 regular meeting were unanimously approved without amendment.

The third item of business on the agenda was an application for an amendment to a previously-approved site plan submitted by Caroll’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. Mr. Tripp stated that the project’s plans had been submitted to Mr. Bonesteel. Mr.

Bonesteel stated that he had no comments on the plans. Mr. Tripp stated that there had been discussion at the last Planning Board meeting concerning the lack of sidewalks and a pedestrian walkway on the site, then reviewed the site map again. Chairman Oster asked when the original site plan had been approved by the Planning Board. Mr. Tripp stated that it had been approved in the 1980s or 1990s. Chairman Oster stated that it was his opinion that a sidewalk was not necessary for the site. Mr. Bonesteel agreed, stating that a sidewalk was not feasible anywhere on the site. Member Stancliffe also agreed, stating that she had recently visited the site and that while a sidewalk could be built on the site, it would not be practical or compliant with the Americans with Disabilities Act (ADA). Mr. Tripp agreed, and noted that some of the improvements that were proposed for the site would bring the site into ADA compliance. Chairman Oster stated that he was sensitive to work being done on properties along Hoosick Road, that site plan amendments were often judged on the severity of the changes being proposed, and that he believed a public hearing should be held for this application. Member Henderson stated that the proposed changes would help with the flow of traffic through the site, decreasing traffic overall, and that a public hearing was not necessary. Member Czornyj stated that he believed a public hearing should be held for any construction done along Hoosick Road. Member John Maniello agreed that a public hearing should be held as the public should be allowed to comment on this project. Members Stancliffe, Tarbox and Henderson stated that they were not opposed to a public hearing. Mr. Tripp asked if a public hearing were to be scheduled for two meetings from now, if he would be required to attend the next Planning Board meeting. Chairman Oster stated that if a public hearing was scheduled for the first Planning Board meeting in July, Mr. Tripp would not be required to attend the second meeting in June if he had nothing new to present to the Board. Member John Mainello asked if the drawings of the site had been updated, and Mr. Tripp confirmed that they had been.

Chairman Oster asked that the most recent drawings of the site be submitted to the Planning Board before the public hearing, and Mr. Tripp confirmed that he would do so. Kevin Mainello asked that Mr. Tripp submit paper and electronic copies of the latest drawings, and Mr. Tripp confirmed that he would do so. Member Stancliffe asked if the application had been sent to Rensselaer County. Kevin Mainello confirmed that the application would be sent to Rensselaer County. A public hearing on this application was scheduled for July 2, 2026 at 7:00pm.

The fourth item of business on the agenda was a waiver of subdivision application submitted by Sean Gallivan for property located at 156 Deepkill Road. Ethan Madison, of Keasbey Land Surveying, was present to review the application. Member Stancliffe recused herself. Mr. Madison stated that one of the lots in an existing subdivision was being sold, that the application was for a lot line adjustment to provide a buffer for that lot, and that the purchaser of the lot did not intend to build on it. Member Czornyj noted that the purchaser could not build on that lot as there were wetlands on that lot. Kevin Mainello clarified that the land was being transferred from and merged into the adjacent lot, and that no new lot was being created. Mr. Bonesteel had no comments on the application. The Planning Board had no further questions or comments on the application. Member Tarbox made a motion to adopt a negative declaration on the application under SEQRA, which was seconded by Member Henderson. The Planning Board voted unanimously to declare a negative declaration on the application under SEQRA. Member Czornyj stated that a condition on the application should be that the land be merged into an existing lot and that no new lot would be created. Member Tarbox stated that a second condition should be that two new maps be filed with the Town. Member Czornyj made a motion to approve the waiver of subdivision application subject to the noted conditions, which was seconded by Member Tarbox.

The Planning Board voted unanimously to approve the waiver of subdivision application subject to the noted conditions.

Member Stancliffe returned to the meeting.

The Planning Board discussed one item of new business.

The one item of new business was an application for a major subdivision submitted by Brunswick Road Development, LLC for property located along NYS Route 2. Anthony Casale was present to review the application. Chairman Oster stated that this was a new application for a previously conditionally approved major subdivision. Mr. Casale confirmed that the same application had been resubmitted, and that there were no changes to the plans. Chairman Oster stated that the applicant needed to still meet all previously approved conditions. Mr. Casale stated that all conditions had been met, except for obtaining an easement from National Grid, but that the applicant was in contact with National Grid and that that easement was expected to be granted on June 29. Mr. Bonesteel stated that he wanted to review the project's stormwater pollution prevention plan (SWPPP) again as new NYS stormwater regulations had gone into effect since the application was last approved. Mr. Bonesteel stated that the jurisdictional determination on the wetlands on the site should also be reviewed, and that a letter should be obtained from NYS Department of Environmental Conservation (DEC) stating that DEC does not have jurisdiction over those wetlands. Attorney Langlois noted that this was the third time the application was before the Planning Board, that the previous (second) approval had used the SEQRA determination from the first approval, and that the Planning Board could use that first SEQRA determination again, so long as it was in compliance with current SEQRA regulations. This matter was placed on the June 18, 2026 agenda for further deliberation.

There were no items of old business to discuss.

The index for the June 4, 2026 regular meeting is as follows:

1. Burger King – site plan amendment (July 2, 2026).

2. Gallivan – waiver of subdivision (approved with conditions).

3. Brunswick Acres – major subdivision (June 18, 2026).

The proposed agenda for the June 18, 2026 regular meeting is currently as follows:

1. Fischer – minor subdivision.

2. Mavis Tire – site plan (tentative).

3. Cillis – major subdivision.

4. Brunswick Acres – major subdivision.

The proposed agenda for the July 2, 2026 regular meeting is currently as follows:

1. Burger King – site plan amendment (public hearing to commence at 7:00pm).