

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

**Zoning Board of Appeals**  
TOWN OF BRUNSWICK  
336 Town Office Road  
Troy, New York 12180

**MINUTES OF THE PLANNING BOARD REGULAR MEETING AND  
ZONING BOARD OF APPEALS SPECIAL MEETING HELD JUNE 17, 2021**

PRESENT for the Planning Board were RUSSELL OSTER, CHAIRMAN, DONALD HENDERSON, LINDA STANCLIFFE, KEVIN MAINELLO, and ANDREW PETERSEN.

ABSENT were J. EMIL KRIEGER and DAVID TARBOX.

PRESENT for the Zoning Board of Appeals were ANN CLEMENTE, CHAIRPERSON, PATRICIA CURRAN, E. JOHN SCHMIDT, ADRIAN MORIN, and JOHN MAINELLO III.

ALSO PRESENT were CHARLES GOLDEN, Brunswick Building Department, and WAYNE BONESTEEL, P.E., Review Engineer to the Planning Board.

The Town of Brunswick Zoning Board of Appeals, pursuant to Notice of Special Meeting, joined the Planning Board meeting for purpose of conducting a joint public hearing on the applications for site plan and minor subdivision submitted to the Planning Board and area variance submitted to the Zoning Board of Appeals by Lord Avenue Property, LLC to develop an approximately 50,000 square foot supermarket building, loading dock area, parking, and stormwater facilities on 11.9 acres of property located northwest of the Lord Avenue and Hoosick Road intersection. Attorney Gilchrist read the Notice of Special Meeting of the Zoning Board of Appeals into the record.

Chairman Oster reviewed the agenda for the Planning Board meeting, noting that the public hearing will be a joint public hearing with the Zoning Board of Appeals. Chairperson Clemente opened the special meeting of the Zoning Board of Appeals. Chairman Oster opened the public

hearing of the Planning Board on the site plan and minor subdivision submitted by Lord Avenue Property, LLC. Chairperson Clemente opened the public hearing of the Zoning Board of Appeals on the area variance submitted by Lord Avenue Property, LLC. Attorney Gilchrist read the Notice of Joint Public Hearing into the record, with the Notice having been published in the Troy Record, placed on the Town sign board, placed on the Town website, and mailed to owners of all properties located within 300 feet of the project site. Chairman Oster reviewed the rules of the public hearing. Walter Lippmann, Project Manager with M.J. Engineering and Land Surveying, P.C., was present for the applicant. Both boards requested that the applicant make a brief presentation concerning the applications. Mr. Lippmann stated that the project will subdivide the parcel into three lots, one for the Hannaford supermarket, one to be dedicated to the Town in connection with Lord Avenue, and one to remain with the Duncan family. Mr. Lippmann reviewed the site plan, stating that the project is to build an approximately 50,000 square foot Hannaford grocery store with a drive-thru pharmacy, and that the main parcel will also have a recyclable drop-off area. Mr. Lippmann then reviewed the project's water/sewer plan and stormwater plan, and stated that the proposed parking lot requires 198 parking spots and that the applicant is proposing 203 spots. Mr. Lippmann then reviewed the project's loading dock area, realignment of Lord Avenue, landscaping plan, and stated that the proposed site utilities will service only the commercial lot for the grocery store. Mr. Lippmann then asked how the applicant should answer the comments made at the public hearing. Chairman Oster stated that the applicant would be required to respond to all comments in writing. Mr. Lippmann asked whether or not the applicant would be given a copy of the comments made at the public hearing. Chairman Oster stated that the comments would be included in the meeting minutes. Chairman Oster then asked the applicant to review the application in front of the Zoning Board. Mr. Lippmann stated that the application dealt with the height of light poles on the site, and

that the maximum allowed height of the poles under the Town of Brunswick Zoning Law is 15 feet, while the applicant is proposing a height of 21 feet for the poles. Mr. Lippmann also reviewed photometric data for the site and stated that there will be no light spillage off the project site. Member Morin asked how high the site was going to be elevated by fill and if the light calculations had been done at the site's current elevation or the projected final elevation. Mr. Lippmann discussed the height of the site and clarified that the light study was done with the proposed final height of the site. Chairman Oster identified two emails the Town had received concerning this project, both of which had been received on April 20, 2021. The first was from Theresa Kaniff of 81 Oneida Avenue and the second was from Christie and Van Fronhofer of 72 Oneida Avenue. Chairman Oster stated that both emails would be made part of the public hearing record and would be provided to the applicant. Chairman Oster then opened the floor for the receipt of public comment. Stephen Purificato, of 10 Lord Avenue, stated that he owns the first house on Lord Avenue and that all trucks that turn onto Lord Avenue will be going right past his driveway. Mr. Purificato asked if the traffic study done on the site had measured traffic on Hoosick Road. Mr. Purificato then discussed the fill being brought onto the site, asking if an Environmental Impact Study had been done on the dust that will be kicked up by all the traffic go to and from the site. Mr. Purificato stated that thousands of trucks were going to be going to and from the site and asked where they would be coming from. Mr. Purificato asked about the lighting impact study, saying that the field where the site will be is currently dark at night and will be filled with lights if the project is approved, and that there is absolutely no way that there will be zero light spillage onto neighboring properties. Mr. Purificato stated that there is no fencing or foliage proposed to serve as screening for the surrounding neighborhood, which will ruin the neighborhood. Mr. Purificato stated that there is already going to be two grocery stores on Hoosick Road and that not

only is a third not necessary, but it is ridiculous in the proposed location. Mr. Purifacato also stated that there will be a significant increase in traffic coming through Frear Park, Oneida Avenue, and Genesee Street onto Lord Avenue, which will also ruin the neighborhood. Christie Fronhofer, of 72 Oneida Avenue, stated that she agreed with everything Mr. Purifacato said and wanted to stress how bad the traffic problems will be if the project is approved. Ms. Fronhofer stated that the project will greatly increase traffic along Lord Avenue, which will make the surrounding neighborhood very dangerous, especially for children, and will likely cause many people to move from the neighborhood. Ms. Fronhofer also stated that the Town of Brunswick needs to do something about local infrastructure, saying that Hoosick Road cannot handle such an increase in traffic and neighborhoods off Hoosick Road cannot handle all the cars from Hoosick. Ms. Fronhofer also suggested that Duncan Lane be cut off if the project is approved, as it cannot be allowed to become a throughway due to the increase in traffic. Jason Del Gaizo, of 22 Otsego Avenue, stated that he agrees with both Mr. Purifacato and Ms. Fronhofer that the traffic impact will be terrible, specifically saying that Lord Avenue already sees a lot of commercial truck traffic from trucks delivering for Sycaway Creamery. Mr. Del Gaizo also said that truck routes must be identified and enforced to mitigate existing traffic issues. Van Fronhofer, of 72 Oneida Avenue, asked about the increase in the height of the light poles, stating that not only will it be impossible to have no light impacts, the light pollution from the project will be ridiculous. Jennifer Mann, of 91 Hill Road, stated that the traffic is already so bad that it takes her husband 45 minutes to drive up Hoosick Road. Ms. Mann also discussed the light impacts, stating that the Town should require the project to use Dark Sky Friendly lighting to reduce light pollution. Ms. Mann also asked if a traffic study was done and if so, that it should be made available to the public. Mr. Lippmann stood up again and clarified that a traffic study was done and included with the application materials, and that a

supplemental study was also done and submitted. Chairman Oster then clarified that the supplemental study was done at the request of the Planning Board. Van Fronhofer, of 72 Oneida Avenue, spoke again, stating that the traffic study done on Hoosick Road is irrelevant as it wouldn't study traffic effects on Oneida Avenue or Lord Avenue, where a traffic study is needed. Mr. Fronhofer noted that it took years to get a stop sign placed at a nearby deadly intersection. Mr. Fronhofer also stated that it takes him half an hour to drive to Price Chopper, which is not even a quarter mile away. Mr. Fronhofer stated that this project will kill small businesses and that while he is pro-business and believes the Duncan family can sell the land to whoever they want, the Town must develop the area smartly. Stephen Purificato, of 10 Lord Avenue, spoke again, and agreed with Mr. Fronhofer, stating that the traffic study that was done was done in a bad spot and will not give an accurate traffic count since it only counted traffic across Hoosick Road. Mr. Purificato stated that many tractor trailers will be travelling up and down Lord Avenue, which will be especially dangerous during the winter due to ice and snow on the road, and agreed that the road cannot handle such levels of traffic. Mr. Purificato also asked that the Town not close off Duncan Lane because residents of Lord Avenue already use it to avoid having to drive on Hoosick Road. Mr. Purificato also stated that this project will negatively affect people for miles. Jason Del Gaizo, of 22 Otsego Avenue, spoke again, asking if trucks are currently allowed on Otsego Avenue under Town laws. Mr. Del Gaizo said if trucks are not allowed, then the Town must enforce its laws, and if trucks are allowed, then new laws prohibiting them from Otsego Avenue are needed. Kathy Betzinger, of 1 Valley View Drive, stated that she moved to her home in 1998 and the traffic along Hoosick Road has gotten much heavier since then, which is a commonly reported problem in Brunswick. Ms. Betzinger stated that in 2013, the Town spent money and prepared a Comprehensive Plan, which confirmed that traffic along Hoosick Road was the biggest complaint

among Town residents. Ms. Betzinger stated that since 2013, a strip mall along Hoosick Road has been approved, that it is clear that the Town wants commercial development along Hoosick Road to make it a commercial corridor, and that elected officials in the Town have failed to do anything about the significant traffic problems on Hoosick Road, even after it has been brought to their attention so many times. Ms. Betzinger then cited the Town's Comprehensive Plan, saying that it states the commercial districts should be enlarged for the tax base, but that the commercial zone should be half a mile off Hoosick Road. Ms. Betzinger stated that the Town's elected officials have never had even one meeting to address traffic on Hoosick Road, that governing means planning and that since the Town has never planned for traffic on Hoosick Road, Town residents need to vote the current elected officials out if they want something done about the traffic on Hoosick Road. Shawn Seabury, of 32 Otsego Avenue, asked what will happen to stormwater on the project site, specifically stating that the field where the project will be floods after heavy rains and that the project calls for blacktop to be placed over that field. Mr. Seabury stated that the field receives a lot of water and that the retention pond that the applicant is proposing will do nothing for the amount of water the field retains. Mr. Seabury also stated that a particularly bad snowstorm in 2018 or 2019 created approximately 3-3.5 million gallons of water in that field, so the potential amount of water that field could see is massive. Cecil Duncan, son of the owner of the project site, stated that he is sympathetic to local residents. Mr. Duncan stated that his family established the farm currently on the project site in 1900 and has farmed the fields there and fed the City of Troy and Town of Brunswick for over 100 years, but that regular complaints from neighboring residents over smells, sounds, lights, and animals on the site now make farming the land not worth it. Mr. Duncan stated that his family now has an opportunity to sell the land, and asked that the application be considered from both his family's and the neighbor's sides. Stephen Purificato, of 10 Lord

Avenue, spoke again, stating that he appreciated Mr. Duncan attending the meeting and listening to public comments in person, but that he spoke to his father, Keith Duncan, years earlier and Keith had vowed never to sell his land in a way that would hurt the neighbors. Mr. Purificato also stated that the issue is not in selling the land, but is whether or not a supermarket can coexist with the neighbors already living in the area. Jim Tkacik, of 387 Brunswick Road, stated that he walks through the neighborhood along Genesee Street and agrees that there is a lot of traffic along that road, including many cars that are speeding. Mr. Tkacik asked if the Leon project had already been approved and Chairman Oster said it had. Mr. Tkacik then pointed out that this project will be fourth supermarket on Hoosick Road, not the third. Mr. Tkacik then reviewed the traffic report included in the application documents, asking if the applicant had analyzed how many more cars would be travelling on Genesee Street due to the traffic light at Lord Avenue, not just due to the new development. Mr. Tkacik stated that water always finds the path of least resistance and cars will do the same, meaning that even if Hoosick Street is the shortest distance to the supermarket on Lord Avenue, cars will still travel through local neighborhoods due to the high traffic on Hoosick Road. Mr. Tkacik stated that there is already a lot of traffic at the Planet Fitness directly across the street from the project site, that the traffic heading east results in constant stoppage, and that the light at Lord Avenue will have the same effect as the traffic light across Lake Avenue of causing constant stoppage of traffic. Mr. Tkacik then discussed traffic conditions along Hoosick Road and the light at Lake Avenue, reiterating that the constant backups there will happen at Lord Avenue as well. Mr. Tkacik stated that people will ride the bus to the recently approved Aldi's supermarket on Hoosick Road, but that there is no pull-off area for buses, meaning buses will have to stop in the traffic lane, which will cause even more traffic problems. Mr. Tkacik stated that a four-way pedestrian crosswalk will be needed at Lord Avenue, will cause more stoppage. Mr.

Tkacik stated that any residential development across the street behind the Aldi's grocery store will also make bad traffic conditions even worse. Mr. Tkacik discussed stormwater and the stormwater plan, asking where all the water will go, and whether or not the increase in water will elevate the water table and/or flood the neighbors' basements. Mr. Tkacik discussed the number of trucks bringing fill onto the site and said that based on the amount of fill being brought in, 4,500 trucks will be needed and if they are bringing in fill over just two months, then a truck will be driving onto Lord Avenue every five minutes. If that's true, then flagmen will be needed on Hoosick Road, which will make traffic even worse and could even result in the flagmen being attacked by irate drivers. Mr. Tkacik suggested that the applicant wait until the Aldi's had been built and the light put in before doing a new traffic study, which would be much more accurate. Mr. Tkacik then pointed out that the sewer district extension being proposed by the project will only be for the supermarket and asked why the neighbors would not be able to use the extended sewer district. Mr. Tkacik also stated that the Sharpe Road subdivision also had water brought in for the project, but not for local residents. Mr. Tkacik stated that he was a member of the Comprehensive Plan committee back in 2013 and suggested that the Town rezone McChesney Avenue commercial and put businesses there instead of along Hoosick Road. Finally, Mr. Tkacik mentioned that in addition to light poles on the project site, snow reflects a lot of light. With the amount of blacktop across much of the project site, Mr. Tkacik stated that there will be an additional increase in light. Chairman Oster stated that the Planning Board and Zoning Board of Appeals have heard and appreciate all the comments given so far, but that there have been several repeat comments and asked if there were any other comments in addition to those already discussed. Jennifer Mann, of 91 Hill Road, spoke again, stating that she also appreciates Mr. Duncan attending the meeting and listening to public comments in person, and that she is



sympathetic to the Duncans, who deserve a nice retirement. Ms. Mann also stated that while she understands the plan is to sell the land, the community should come together going forward to discuss these issues before development begins. Kathy Betzinger, of 1 Valley View Drive, spoke again, stating that the Town Board recently put a moratorium on building apartments in Town and that they need to also put a moratorium on all commercial development on Hoosick Road until a plan is put in place. Adriano Bongiorno, of 598 Tamarac Road, stated that he owns property in the Sycaway area and that it is very dangerous and has no sidewalks. Mr. Bongiorno discussed the retention pond, stating that the pond is prepared for a 100-year flood, but if the Town keeps having terrible weather every year and a 100-year flood happens every five years or so, will the retention pond be able to handle it? Mr. Bongiorno also asked where the fill being brought onto the site was coming from. Jason Del Gaizo, of 22 Otsego Avenue, spoke again, asking what the tax situation was going to be for the project site. Chairman Oster stated that tax issues are a Town Board issue and that the parcel is currently zoned B-15 commercial. Rebecca Del Gaizo, of 22 Otsego Avenue, asked if there would be an opportunity for further public comment. Chairman Oster stated that while the public hearing is still going, once both Boards close their public hearing, then there will be no further comments. Ms. Del Gaizo also requested that more project application documents be put online. Chairman Oster asked if there were any further public comments and there were not. Chairperson Clemente stated that the Zoning Board of Appeals did not see the need for a written comment period. Chairman Oster stated that the Planning Board also did not see the need for a written comment period. Chairman Oster made a motion to close the Planning Board's public hearing, which was seconded by Member Henderson. The Planning Board voted unanimously to close the public hearing. Chairperson Clemente made a motion to close the Zoning Board's public hearing, which was seconded by Member Mainello. The Zoning Board voted unanimously to close

the public hearing. Chairperson Clemente made a motion to close the Zoning Board's special meeting, which was seconded by Member Morin. The Zoning Board voted unanimously to close the special meeting.

The draft minutes of the June 3, 2021 meeting were reviewed. Upon motion of Chairman Oster, seconded by Member Mainello, the draft minutes of the June 3, 2021 meeting were unanimously approved without amendment. Mr. Golden then re-entered the meeting, stating that the June 3 minutes had two errors: Harbor Freight Tools is located just off Hoosick Road while the listed address, 845 Hoosick Road, is the address of the MAX BMW store, and the address for the Hyldelund project is 526 Grange Road, not 538 Livingston Street. Attorney Gilchrist stated that those addresses would be noted in the record.

The first item of business on the agenda was a site plan and minor subdivision application submitted by Lord Avenue Property, LLC for property located on Lord Avenue. Walter Lippmann, Project Manager with M.J. Engineering and Land Surveying, P.C., was present for the applicant. Wendy Holsberger, P.E., Managing Director at Vanasse Hangen Brustlin, Inc. was also present. Chairman Oster told Mr. Lippmann that the applicant is required to respond to all comments from the public hearing in writing. Mr. Lippmann asked when a written copy of the comments would be ready for the applicant to respond to. Attorney Gilchrist stated that the written comments would all be listed in the meeting minutes, which would be prepared and available next week. Chairman Oster then reviewed some of the comments made at the public hearing. Chairman Oster stated that both emails the Town had received concerning the project suggested closing Duncan Lane or changing Duncan Lane to become a one-way road. Chairman Oster stated that these options would be difficult to do, but are currently being reviewed by Attorney Gilchrist and Tom Cioffi, the Town attorney. Chairman Oster then asked Mr. Bonesteel to review the comments made about drainage

on the project site. Mr. Bonesteel stated that it is a difficult site for handling drainage and is not an easy hydraulic model. Mr. Bonesteel stated that he and the applicant have already been back and forth communicating on the project and continue to review the stormwater plans. Mr. Bonesteel also stated that Bill Bradley, the Town Water Superintendent, has exhaustively reviewed the project plans. Mr. Bonesteel also stated that the Town feels that there can be a solution to the drainage issues that are acceptable to Mr. Bonesteel, Mr. Bradley, and the applicant. Chairman Oster asked what the elevation change of the site would be. Mr. Lippmann stated that there would be a six-foot increase in elevation. Mr. Bonesteel asked if the amount of fill being brought onto the site had been calculated. Mr. Lippmann stated that 45,000-50,000 yards of fill would be needed, which would be brought to the site in trucks that can carry 20-25 yards of fill, and this would be done over 3-4 weeks. Chairman Oster asked if all trucks going to the site would travel there on Hoosick Road. Mr. Lippmann stated that they would, and that the trucks would only turn right when both entering and exiting the site. Chairman Oster asked if a contractor for the transportation of the fill had been hired yet. Mr. Lippmann stated that a contractor had not yet been hired. Chairman Oster stated that the Planning Board will need the proposed travel route for trucks and that the applicant should include it with the written response to public comments. Mr. Bonesteel noted that discussions on the stormwater issue are ongoing, but that they are a lot closer to a resolution than a few months ago. Member Mainello asked about the traffic study, specifically the location of trip sensors used in the study, saying that their placement should be reviewed. Mr. Bonesteel added that the location of the counters used in the traffic study should be reviewed also. Ms. Holsberger, the project's traffic engineer, stated that the counter at the project site was actually measuring speed of cars passing the site for sight distance analysis, while a hard count was done for traffic volume. The Planning Board then discussed traffic in the surrounding neighborhood,

during which Ms. Holsberger stated that her office used a recent Rensselaer County traffic study to determine traffic in those neighborhoods. Chairman Oster asked if the traffic count included heavy vehicles. Ms. Holsberger confirmed that it did. Chairman Oster brought up that these roads see many UPS, FedEx, and Amazon Prime delivery vehicles. Chairman Oster discussed the public comments expressing concern over the increased number of vehicles and confirmed that Sycaway Creamery is a source of tractor trailer traffic on those roads. Ms. Holsberger stated the traffic study did not study traffic already present in the surrounding neighborhoods, but what the potential increase in traffic would be due to the supermarket. Mr. Bonesteel stated that the traffic report states that approximately 10% of traffic travelling up North Lake Avenue may turn onto Genesee Street and asked how Ms. Holsberger arrived at that percentage. Mr. Bonesteel also asked if it would be possible to use available data to determine what type of traffic would travel to the supermarket and consider how much of that existing traffic would use the Genesee Street neighborhood. Ms. Holsberger stated that her office did review the data and consider cut-through traffic. The Planning Board further discussed the current and anticipated traffic in the neighborhoods surrounding the project site. Mr. Bonesteel stated that the Planning Board should get additional baseline data on existing traffic in the surrounding neighborhoods, including those on Genesee Street, Otsego Avenue, Tucker Avenue, and Lord Avenue. Chairman Oster noted that traffic on Otsego Avenue is already bad and the project may make it even worse. Member Mainello stated that Genesee Street is often used as an alternate route when Hoosick Road is busy and this project will definitely increase traffic along Genesee Street. Mr. Bonesteel stated that the use of Duncan Lane should be considered, such as switching it to a one-way street or other options, and that certain mitigation measures for traffic should also be considered. Chairman Oster repeated

that the applicant must respond to all public comments in writing. This matter is tentatively placed on the July 1 agenda for further deliberation.

The second item of business on the agenda was a waiver of subdivision application submitted by Carol Hyldelund for property located at 526 Grange Road. Brian Holbriiter was present for the applicant and reviewed the application. Mr. Holbriiter stated that the property line of the parcel currently goes through an existing building and that the owner is getting the property cleaned up through lot line adjustments between the property owned by Carol Hyldelund and the neighbor, Calhoun. Member Stancliffe asked if the proposed lot line adjustment will make the existing building comply with all setbacks required by Town law. Mr. Holbriiter stated that it would, which was confirmed by Mr. Golden. There were no other Planning Board comments or questions on the application. Member Mainello made a motion for a negative declaration on the project, which was seconded by Member Stancliffe. The Planning Board voted unanimously to declare a negative declaration under SEQRA. Member Henderson made a motion to approve the waiver of subdivision application, which was seconded by Member Petersen. The Planning Board voted unanimously to approve the waiver of subdivision. Mr. Holbriiter was directed to file a copy of the recorded map with the Building Department.

The third item of business on the agenda was a waiver of subdivision application submitted by Gary Warrington for property located at 684 and 687 Pinewoods Avenue. Chairman Oster stated that there had been a question at the May 20 Planning Board meeting about the location of the septic system on the property and that the applicant had submitted a new map of the project site with the septic system clearly marked. Chairman Oster noted that the location of the septic system is not compliant for lot line separation, but that is not relevant to the waiver of subdivision. Attorney Gilchrist stated that the location of the septic system is a separate compliance or

enforcement matter and that while the non-compliance is noted for the record, the potential approval of the waiver of subdivision must not be interpreted as approving the existing septic system location, merely addressing the lot line adjustment at a location unrelated to the septic location. There were no other Planning Board comments or questions on the application. Member Mainello made a motion for a negative declaration on the project, which was seconded by Member Stancliffe. The Planning Board voted unanimously to declare a negative declaration under SEQRA. Member Mainello made a motion to approve the waiver of subdivision application, which was seconded by Member Petersen. The Planning Board voted unanimously to approve the waiver of subdivision, subject to the comment of Attorney Gilchrist noted above.

There was no new business to discuss.

The Planning Board then returned to two items of old business. The first item of old business was a site plan and special use permit application submitted by Atlas Renewables, LLC. Melissa Currier, Project Engineer from C.T. Male Associates, was present to review the application. Ms. Currier stated that the applicant was seeking comments from the Planning Board on the layout of the project site and relief on the setbacks proposed for the site; specifically, the project is requesting 100 feet of setback from Oakwood Avenue, as well as relief for the light poles and internal setbacks on the site. Chairman Oster stated that these are issues for the Zoning Board of Appeals and do not pertain to the Planning Board. Ms. Currier agreed and stated that the applicant is looking for any outstanding questions or comments on the project before going before the Zoning Board at its next meeting, and to provide a general status update on the project. Mr. Bonesteel brought up the 100-foot setback from Oakwood Avenue and asked how that location was established, as the right-of-way close to the project is a monumented highway. Ms. Currier stated that she would confirm how that was established. The Planning Board discussed procedure

moving forward concerning SEQRA and both Planning Board and Zoning Board of Appeals review. Mr. Bonesteel stated that he would be meeting with C.T. Male soon to further discuss the project. The Planning Board then discussed the NYS DEC brownfield program and timeline under that program. This matter is adjourned without date.

The second item of old business was the subdivision approval previously granted for Sharpe Road Development, LLC for property located off Sharpe Road, which was approved by the Planning Board in November 2019. Attorney Gilchrist reviewed the project, stating that as the project site is located in both the Town of Brunswick and Town of North Greenbush, an intermunicipal agreement was necessary between the two municipalities in order to move forward. Such intermunicipal agreement was drafted and edited over several months and has been approved by both municipalities. However, a condition of the approval of the project was that the intermunicipal agreement had to be drafted and signed within a certain period of time, which passed before the agreement was finalized. Attorney Gilchrist stated that it was necessary that the Planning Board make a motion to update and renew the approval of the project, with the same terms and conditions with no changes to the plat, so the plat could be dated and stamped for filing in the County Clerk's office. Chairman Oster made a motion to update and renew the approval of the project, with the same terms and conditions with no changes to the plat, which was seconded by Member Henderson. The Planning Board voted unanimously to approve the updating and renewal of the project's approval.

The index for the June 17, 2021 meeting is as follows:

1. Lord Avenue Property, LLC – site plan and minor subdivision (joint public hearing with Zoning Board of Appeals) (July 1, 2021).
2. Hyldelund – waiver of subdivision (approved).

3. Warrington – waiver of subdivision (approved).
4. Atlas Renewables, LLC – site plan and special use permit (adjourned).
5. Sharpe Road Development, LLC – approval update and renewal.

The proposed agenda for the July 1, 2021 meeting currently is as follows:

1. Lord Avenue Property, LLC – site plan and minor subdivision.
2. Harbor Freight Tools – site plan.