

Planning Board

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

MINUTES OF THE PLANNING BOARD MEETING HELD AUGUST 17, 2017

PRESENT were RUSSELL OSTER, CHAIRMAN, MICHAEL CZORNYJ, FRANK ESSER, KEVIN MAINELLO, DAVID TARBOX, and TIMOTHY CASEY.

ABSENT was VINCE WETMILLER.

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

Chairman Oster reviewed the agenda for the meeting.

The Planning Board continued a public hearing concerning the site plan application submitted by Stewart's Shops for property located at 1001 Hoosick Road. Stewart's seeks to construct a 3,900 square-foot Stewart's convenience store with a 4-pump fuel island at this location. Chairman Oster reviewed the Planning Board rules for public hearings. Chad Fowler of Stewart's Shops presented an update to the Planning Board, identifying the response by Stewart's to the concerns raised by the public regarding traffic impacts. Mr. Fowler stated that Stewart's looked at the plan regarding the widening of Hoosick Road, which originally was proposed to be a symmetrical road-widening, but which had raised concerns regarding road work on the south side of Hoosick Road, particularly by the Center Brunswick United Methodist Church. Mr. Fowler stated that Stewart's has proposed a revision to the road-widening project, which will result in an asymmetrical widening with work occurring only on the north side of Hoosick Road. Mr. Fowler stated that this alternate plan would still need review and approval by the New York State

Department of Transportation. Mark Nadolny, P.E., of Creighton Manning, traffic engineers for Stewart's Shops on the project, presented an overview of the traffic study which was performed for this project. Mr. Nadolny stated that a traffic access evaluation had been performed, analyzing two access points to the proposed Stewart's, one access point from Route 7 which would be full access, and one access from Sweetmilk Creek Road. Mr. Nadolny stated that both AM peak and PM peak traffic counts were taken at the Route 7/Route 142 intersection and Route 7/Sweetmilk Creek Road intersection, that a traffic characterization on Sweetmilk Creek Road was undertaken, and that a sight distance analysis was performed. Mr. Nadolny stated that Creighton Manning had prepared both a no-build and build scenario, and did incorporate projected additional traffic from other approved land use projects in the Town as well as general road projections undertaken by CDTC. Mr. Nadolny stated that the ITE trip generation manual was used for projected traffic for convenience store with gasoline sales, with an analysis for both existing pass-by traffic as well as new trips projected for the proposed Stewart's Shop. Mr. Nadolny stated that an analysis of the traffic flow at identified intersections was undertaken, and a level-of-service analysis performed. Mr. Nadolny stated that a two-way turn lane was proposed for Hoosick Road, which would address and mitigate certain level-of-service impacts. Mr. Nadolny stated that the proposed right-of-way widening of Hoosick Road was now being proposed for the north side of Hoosick Road only in connection with installation of the two-way turn lane, and that no widening on the south side of Hoosick Road near the church property was being proposed under the alternate plan. Mr. Nadolny stated that his office would respond to all comments concerning traffic impacts when the public hearing was closed, and with respect to the issue concerning increased accidents on Hoosick Road, Creighton Manning had requested accident data from NYSDOT for Route 7, and that the information had been received and was currently being reviewed. Chairman Oster asked Mr.

Fowler to provide a summary of the proposed building design. Mr. Fowler reviewed the correspondence between Stewart's and the New York State Historic Preservation Office concerning the existing house structure and barn, and reviewed the approval by SHPO for demolition of the existing structures but incorporation of architectural design into the new proposed Stewart's store. Chairman Oster opened the floor for receipt of public comment. Rudd Young, 29 Sweetmilk Creek Road, stated that this was a brand new land use; that the proposal will affect traffic; that Sweetmilk Creek Road will be impacted since people will not be able to get out of Sweetmilk Creek Road into Route 7 and therefore will travel down Sweetmilk Creek Road into the Springbrook subdivision; that maintenance of Sweetmilk Creek Road will require additional property taxes; that it is illegal to enter a state highway through the two-way turn lane; that if Stewart's liked its current location it should stay there; that if the existing residential home is taken down it will destroy the neighborhood; that Stewart's should expand on the Grange property; and that their existing store would be just another empty building. Jim McGhee, owner of the Brunswick Greens Golf Club, stated that the proposed two-way turn lane ends just before the entrance to Brunswick Greens, and that the addition of the turn lane will impair the ability of people leaving Brunswick Greens to make a left turn onto Hoosick Road in a westerly direction, and that this proposal could negatively impact the Brunswick Greens business. Carl Pell, 408 Brunswick Drive, stated that traffic impacts on Hoosick Road have become worse in the last two years; that truck traffic is a significant impact; that trucks will use the new Stewart's store; that he has concern regarding the middle two-way turn lane; that a right-in/right-out only should be required for the entrance on Route 7; and that NYSDOT might not install the two-way turn lane until after the store has been constructed and opened. Marge Derrick, North Lake Avenue, stated that traffic is a significant problem; that the Center Brunswick United Methodist Church has been

there over 100 years and that traffic has become very dangerous for church patrons; that the addition of the two-way turn lane will not help and will only add to the confusion for traffic on Route 7; that Stewart's should stay at its present location or go to the former Spiak's Garage located at the Route 7/Route 278 intersection; and that the Planning Board should vote down this application. Kathy Sheehan, Rensselaer County Historian, reviewed historic buildings in the Center Brunswick hamlet area and stated that she does not deem this proposal to be "smart growth"; that there has been excessive growth in the Center Brunswick area; and that the historic structure on the site should be adaptively reused rather than demolished. Sharon Zankel, Brunswick Town Historian, 734 Pinewoods Avenue, provided a picture of the "Hannaman House," which is the existing residence on the site. Ms. Zankel stated she has been the Town Historian for 24 years; that she opposed the destruction of this historic home; that destroying this home would tear apart the historic landscape of the Center Brunswick area; that the new proposed store was not similar to the Hannaman House in architecture; that she was not in favor of the demolition of the home or the proposed architecture of the new store even though it has cleared the State Historic Preservation Office; that the property owners on the south side of Route 7 have already lost a lot of their land; and that Stewart's should go back to the drawing board and come up with a proposal that has less roadway intrusiveness. Chairman Oster stated that the Planning Board had received a number of comments concerning traffic impacts, public safety regarding ingress/egress, the historic structure on the project site, the addition of a two-way turn lane creating safety issues for pedestrian crossing, and asked if anyone from the Center Brunswick United Methodist had anything different or additional to add. Alice Zemke, Diamond Ridge, stated that her husband was a Planning Board member for over 14 years and she understood the job the Planning Board members had, but had a series of questions for Stewart's. Ms. Zemke asked what would happen

to the current Stewart's store, and Mr. Fowler that Stewart's would either sell or lease the store, that it would not be sold or leased to a competing use, and that the final use was not known at this time. Ms. Zemke asked about the new traffic signal that had been installed on Hoosick Road. Mr. Nadolny stated that the newly-installed traffic signal would stay exactly as it is, and that the installation of the two-way turn lane may help traffic moving in a westerly direction on Hoosick Road seeking to enter into the church. Ms. Zemke asked for a promise from Stewart's that no land would be taken from the church for this project. Mr. Fowler stated that the State of New York owns the property, and that Stewart's alternate traffic improvement plan does not include any change to the south side of Hoosick Road. Jim Burden, Chair of the Trustees of the Center Brunswick United Methodist Church, handed up written comments dated August 15, 2017 for the record and stated that the Stewart's plan is ill-conceived; that Stewart's should not be allowed to destroy an historic house; and that this project will impair the property owners on Route 7. Attorney Gilchrist noted for the record that a letter had been received from attorney David Little dated August 17, 2017 on behalf of the Center Brunswick United Methodist Church, indicating that the church was prepared to commence litigation against the Town of Brunswick if this project was approved, including an allegation that this project will result in a "taking" of property from the church. Attorney Gilchrist stated that this correspondence will be forwarded to the Town Supervisor's office and Town Attorney for review as a potential notice of claim against the Town of Brunswick by the Center Brunswick United Methodist Church, and for determination whether this matter should be referred to the Town's insurance carrier. Madison Hetman, speaking on behalf of Evelyn Hetman, 998 Hoosick Road, inquired whether the traffic counts were taken on a weekend during ski season; stated that she had reviewed a number of other Stewart's locations in the area and determined that the lot for this project was much larger than other Stewart's locations;

that she had reviewed the NYSDOT website for traffic counts on lower Hoosick Street and determined that there is much more traffic on lower Hoosick Street but that a smaller Stewart's shop is located there, and questioned why this project needed to be so large; that the survey conducted by Stewart's was based only on tax maps and that the survey lines are off by as much as ten feet; and that speed of the traffic on Hoosick Road was a concern. The Planning Board noted that the public hearing currently being held is with respect to the pending site plan application, but that under the new Brunswick Zoning Law, this proposed use likewise requires a special use permit as a convenience store-retail. The Board acknowledged that Stewart's had submitted a complete special use permit application for this proposed use, deemed it to be complete, and stated that the public hearing for the site plan would be kept open and a public hearing on the special use permit application will be opened, both scheduled for the September 7 meeting at 7:00pm. Chairman Oster then adjourned the public hearing on the pending site plan application, again noting that continuation of the site plan public hearing as well as opening of the special use permit public hearing is scheduled for the September 7 meeting at 7:00pm.

The Planning Board then opened the regular business meeting.

The draft minutes of the August 3, 2017 meeting were reviewed. Upon motion of Member Czornyj, seconded by Member Tarbox, the minutes of the August 3, 2017 meeting were unanimously approved without amendment.

The first item of business on the agenda was the site plan application submitted by Stewart's Shops for property located at 1001 Hoosick Road. Chairman Oster noted that the public hearing on the site plan was adjourned and remains open, and acknowledged that Stewart's has submitted a special use permit for the proposed convenience store-retail. The Planning Board reviewed the adequacy of the special use permit application, deemed it to be complete, and agreed

that a public hearing on the special use permit would be opened at the September 7 meeting, and run concurrently with the pending public hearing on the site plan for this project. Chairman Oster also noted that Stewart's must respond to the comments received at the public hearing, and Stewart's must submit the revised traffic improvement plan for review by the Planning Board. Member Casey has a number of questions concerning the project, including the grade that will result to the entrance to the Stewart's store off Route 7 in regard to the revised traffic improvement plan, and requested that Stewart's prepare a driveway profile for review by the Planning Board. Chad Fowler, of Stewart's Shops, stated that the detail for the revised traffic improvement plan will be prepared, and at this point the revised plan was prepared just to see if the improvements could be made on the north side of Route 7 only. Member Casey also had a question regarding maintenance of the vegetation along the property line on Sweetmilk Creek Road, and whether that would result in sight distance issues from the driveway onto Sweetmilk Creek Road. Mr. Fowler stated this will be reviewed. Member Casey also had a question regarding the truck delivery route on the site, and Mr. Fowler stated that it will be provided for Planning Board review. Mr. Bonesteel indicated he had already reviewed the truck delivery route on the site, but that all of the Planning Board members should have that plan as well. Member Casey also raised a concern about trucks parking on Route 7 while the drivers ran in to get something at the Stewart's Shop. Mr. Fowler stated that the project is not designed for truck parking on Route 7, that Stewart's does not condone illegal truck parking and would work with NYSDOT on proper signage. Member Czornyj raised issues regarding traffic coming on NYS Route 142, and again stated that in his opinion, an additional number of trucks utilize Route 142 to avoid the traffic on Route 7. Mr. Nadolny stated that the information from NYSDOT did not include specific detail on truck levels increasing or decreasing on NYS Route 142, but the applicant could do additional counts if necessary. Member

Czornyj stated he had a concern regarding the length of the existing left turn on Route 7 for access to Sweetmilk Creek Road for cars traveling east, and that the addition of a new two-way turn lane past the Sweetmilk Creek entrance would be a problem. Chairman Oster wanted to confirm that the alternate road improvement plan did not result in any change on the south side of Hoosick Road. Mr. Fowler stated that is correct, and all work would be on the north side of the road under the alternate highway improvement plan. Member Esser repeated his concern regarding the elevation of the building, particularly for vehicles traveling from the east. Member Casey felt that there was going to be an impact from traffic because more customers will be accessing the new Stewart's store from one primary entrance, while the current store has multiple ways to get onto the site. Chairman Oster noted that in his opinion, a lot of the customers at the current Stewart's location come from NYS Route 142, and questioned whether these vehicles would continue east on Route 7 to access the new store location. Mr. Fowler stated that he did not know the answer to that question. Member Czornyj asked whether the two-way turn lane could be extended east. Mr. Fowler stated that this was beyond the scope of the Stewart's project. Mr. Bonesteel stated he would review the alternate traffic improvement plan. This matter is set for September 7 at 7:00pm for continuation of the public hearing on the pending site plan and for opening the public hearing on the special use permit application for this project.

The next item of business on the agenda was the site plan amendment and special use permit application submitted by Stewart's Shops for property located at 2 Brick Church Road. Chad Fowler of Stewart's Shops was present. Mr. Fowler reviewed the proposal, which is for installation of a new 1,000 gallon above-ground kerosene tank on the north side of the property. Mr. Fowler stated that, based on the comments at the last Planning Board meeting, additional bollards have been added to the plan and additional light information had been submitted. Mr.

Czornyj asked whether the kerosene tank would be in the general location of the picnic tables. Mr. Fowler stated that it will be in that general location, but that the picnic tables will be relocated as the side lawn area is very large. Member Czornyj stated that the bollard design should be reviewed with the Brunswick Building Department. Mr. Fowler stated he would do so, and that the prior proposal only had two bollards in the front of the kerosene tank, and now there are three bollards proposed for each side of the tank. Member Esser inquired whether the Stewart's employees would fill the containers with kerosene. Mr. Fowler stated that Stewart's employees would not do so, that the tank was designed as a self-serve tank, and was designed further only to fill five-gallon containers or similar. Mr. Fowler also confirmed that payment for the kerosene would be inside the store. Ms. Guastella had a question regarding internal traffic circulation, and whether the location of the proposed kerosene tank would impact traffic circulation. Mr. Fowler stated that the location of the tank would not impair traffic circulation, that the location was not a striped parking space, and that there was over 30 feet of distance between the tank location and the sidewalk surrounding the Stewart's store for adequate traffic flow. Member Mainello asked whether there would be any vegetation screening to the rear of the tank for the next door neighbor. Mr. Fowler stated that the tank would be positioned at the base of a 10–15 foot hill, and that the adjoining neighbor would not be able to see the tank due to that elevation. The Planning Board determined the applications to be complete, and set a public hearing for the amendment to the site plan and special use permit applications for the September 7 meeting to commence at 7:15pm or as soon thereafter as the prior public hearing ends.

The next item of business on the agenda was the utility-scale solar farm proposal submitted by Borrego Solar for property located at 138 Brick Church Road. Dean Smith, P.E., project engineer, and Ed Fitzgerald, Esq., project attorney, together with Rob Garrity, project developer,

were present for Borrego Solar. Mr. Smith generally reviewed the proposal, which seeks to construct two separate utility-scale solar farm systems on separate lots to be created; one lot on the east totaling ten acres, and one lot on the west totaling 11.1 acres. Mr. Smith stated that a special use permit application had previously been submitted for the proposal, and that the applicant has now submitted a minor subdivision application to divide the parcel for two new lots for the utility-scale solar farms and the remaining residential lot. Mr. Smith notes that an agricultural data statement has been prepared and submitted, a revised environmental assessment form is submitted, and that an area variance application has been submitted concerning the 100-foot setback from property lines. Mr. Smith generally reviewed the proposed three-lot subdivision layout, which proposes two large flag lots for the utility-scale solar farms to provide the necessary road frontage, and one remaining lot on which the existing home is situated. Mr. Smith also generally reviewed the requested area variance locations. Mr. Smith showed photographs of the type of solar installations being proposed for this property. Chairman Oster questioned whether the need for the subdivision arose under local zoning or under Public Service Commission regulations. Attorney Fitzgerald said the requirement was pursuant to Public Service Commission regulations, and that a letter will be submitted on that issue. Member Esser asked whether the utilities into the solar farm area would be underground. Mr. Smith and Mr. Garrity stated that the utilities from the solar collector equipment to the public road would be underground until the point that National Grid connection is made, at which point National Grid would install wood power poles to bring the power out to NYS Route 278. The applicant stated that approximately six poles would be needed for each facility. The Planning Board generally reviewed the Brunswick Zoning Law requirements for underground utility connections, and this issue will need to be further reviewed by the applicant and the Brunswick Building Department. The Planning Board also reviewed the

requirements for a visual addendum to the environmental assessment form and a visual impact report, as required under the Brunswick Zoning Law. Member Tarbox had a question regarding the wetlands crossings with access roads on the project. The applicant indicated that the wetlands are under the jurisdiction of Army Corps of Engineers, and that an application would be made for coverage under nationwide permit 51 for the wetland crossings for renewable energy projects. Mr. Smith stated that the nationwide permit allows impact up to 1/2-acre, but that the project is designed to try to keep wetland disturbance under 1/10-acre. Member Tarbox raised questions regarding whether the systems were installed in concrete, who owns the systems, and the life expectancy of the systems. The applicant responded that there is not a concrete foundation for the systems, but rather the systems are installed through a ground screw; that Borrego Solar builds the systems but then will sell the system to a third party; and that the life expectancy of this system is 30–40 years. Member Mainello asked whether any buildings would be used to house any of the equipment. Mr. Smith stated that there are no buildings being proposed, and that the inverter is not in a building but on the rack system. Member Mainello asked about annual maintenance requirements. Mr. Smith stated that the site would be maintained by Borrego Solar approximately 2–3 times per year for mowing, and that not much maintenance of the solar panels themselves is required. Member Mainello confirmed that there would be grass under the solar panels. Mr. Smith stated that shade-tolerant grass is planted. Member Casey asked about stormwater management. Mr. Smith stated that the panels do not concentrate stormwater that much, and that the stormwater does percolate into the ground. Member Czornyj asked whether Borrego had coordinated with the fire company. Mr. Smith stated that Borrego will coordinate with emergency services, provide safety notices, provide training, but that Borrego's experience is that very little is needed for emergency support in connection with the utility-scale solar farms. Chairman Oster asked whether

the equipment was rated for high winds. Mr. Smith stated they are designed for both wind and snow loads. Member Mainello inquired about glare potential from the panels. Mr. Smith stated that the panels have an anti-glare coating, and that on this particular project, glare should not be an issue given the distance to any off-site receptors. The applicant will submit a visual addendum to the environmental assessment form, a photosimulation of both the panels as well as utility poles off NYS Route 278, and information from National Grid regarding interconnection requirements. This matter is placed on the September 7 agenda for additional discussion.

Three items of new business were discussed.

The first item of new business discussed was a waiver of subdivision application submitted by Bohler Engineering for the Oakwood Property Management PDD project. The waiver application seeks approval to create a pump station parcel, and the parcel would subsequently be transferred to the Town of Brunswick in connection with dedication of the sewer pump station. Rob Osterhoudt of Bohler Engineering was present. Mr. Osterhoudt explained that during the engineering and Water Department review of the plans, it was determined that the Town Water Department would prefer to have title to a pump station parcel rather than easement for access to the pump station, and therefore a waiver of subdivision application to create a pump station parcel has been submitted. Mr. Osterhoudt stated that the pump station location has not changed, that the project has undergone extensive review by the Town Water Department and Town review engineer, and that the only issue is creating the pump station parcel rather than providing access to the pump station via easement. Mr. Osterhoudt indicated that an easement would still be granted to the Town for access over the private roadway leading to the pump station parcel. Chairman Oster inquired whether the pump station parcel size had been reviewed by the Town Water Department. Mr. Osterhoudt stated that the Town Water Department had reviewed and accepted

the pump station parcel size, which attorney Gilchrist stated was his understanding as well. It was confirmed that a condition to any approval would include transfer of title to the Town upon construction and acceptance of the sewer pump station, and provision of the easement over the private road for access to the pump station parcel. Mr. Osterhoudt stated that was acceptable to the applicant. Thereupon, Member Czornyj made a motion to adopt a negative declaration under SEQRA in connection with the waiver of subdivision application, which motion was seconded by Member Mainello. The motion was unanimously approved, and a SEQRA negative declaration adopted. Thereupon, Member Czornyj made a motion to approve the waiver of subdivision application to create the pump station parcel, subject to the condition that title to the pump station parcel be transferred to the Town of Brunswick upon completion and acceptance of the sewer pump station by the Town of Brunswick, and that an easement be provided over the private road to the project for access to the pump station parcel. Member Tarbox seconded the motion subject to the stated conditions. The motion was unanimously approved, and the waiver of subdivision application approved subject to the stated conditions.

The second item of new business discussed was a waiver of subdivision application submitted by Capital District Farms, Inc. for property located at 321 Farm to Market Road. John Schmidt of Capital District Farms was present. Mr. Schmidt explained that he was looking to divide a 5.79±-acre lot from an existing 54-acre agricultural parcel. Member Tarbox asked when the last subdivision of this property had occurred. Mr. Schmidt stated that the last subdivision was over 20 years ago. The Planning Board noted that the proposed lot is over 5 acres, and the application constitutes a non-realty subdivision. Chairman Oster had a question regarding the topography. Mr. Schmidt stated that the land was rolling, but not steep, and that the lot would have adequate frontage on NYS Route 351 and there would be no sight distance issues. The

Planning Board members reviewed the proposed lot layout, and had no additional questions. Member Czornyj made a motion to adopt a negative declaration under SEQRA, which motion was seconded by Member Tarbox. The motion was unanimously approved, and a SEQRA negative declaration adopted. Member Czornyj then made a motion to approve the waiver of subdivision, noting that Rensselaer County Health Department approval is not required as the application is for a non-realty subdivision. The motion was seconded by Member Tarbox. The motion was unanimously approved, and the waiver of subdivision application approved.

The third item of new business discussed was a site plan application submitted by Christine Hadsell for property located at 377 Tamarac Road. Ms. Hadsell was present. Ms. Hadsell explained that she was seeking to build a horse barn on the property, and to originally board one horse for profit. Ms. Hadsell explained that she was proposing to construct a 30-foot by 20-foot manufactured barn on the 10.14-acre lot, that a gravel foundation would be used, that one well would be drilled as a water source, reviewed the proposed driveway location that could accommodate a horse trailer, reviewed the lighting for the facility which would be minimal, reviewed a fenced area for grazing, stated that the property had good drainage, and that the owners of the horse would need to provide care, clean up, and food for the horse. Ms. Hadsell did state she had a plan for manure disposal. Member Czornyj asked whether any residence was proposed for the property. Ms. Hadsell stated that she would like to build a house in the future, but there is no present plan to construct a residence. Attorney Gilchrist stated that under the new Brunswick Zoning Law, this use constitutes an equine use which is allowable in the A-40 Zoning District. Member Czornyj next noted that the plan submitted by Ms. Hadsell appears to be a survey prepared by Holbritter but marked up with changes, and asked whether Ms. Hadsell had made the changes and if so, whether Mr. Holbritter had provided permission. Ms. Hadsell stated that she had not

reviewed the changes she'd made on the plan with Mr. Holbritter. Attorney Gilchrist reviewed the requirements for a site plan under the Brunswick Zoning Law, and stated that a plan complying with the site plan requirements must be submitted. Member Czornyj had a question concerning the driveway, and whether the private residential road standards would apply. Attorney Gilchrist stated that the new Brunswick Zoning Law allows for the equine use in the A-40 Zoning District, and that the residential driveway standards would not apply. Chairman Oster asked whether there would be any riding track area or exercise area for the horse on the site. Ms. Hadsell stated that no riding track is proposed, and that there will be a fenced area of about 1 acre, but that boarding of the horse is being proposed only. Ms. Hadsell stated that the proposal is a "self-care" model, where the horse owner is responsible for care, clean up, and food, and that she is merely providing the barn and water. Chairman Oster had a question regarding site security. Ms. Hadsell stated that the barn has slider doors which could be secured for security purposes. Member Czornyj stated that this would need to be reviewed by the fire department. Member Esser asked how, if a gravel surface was being used within the barn, manure would be cleaned up. Ms. Hadsell stated that the gravel will be covered with a lattice surface mat and wood shaving would be used, which allows for easy manure clean up. The Planning Board noted the size of the proposed barn. Ms. Hadsell stated that it is a four-stall barn, but her proposal was to start small with one horse only. Chairman Oster confirmed that a complete site plan application will need to be submitted, and directed Ms. Hadsell to review the application requirements with the Building Department. This matter is placed on the September 7 agenda for review of the site plan to be submitted.

The Planning Board noted that an application to amend the site plan has been submitted by Ace Hardware for its facility located on Hoosick Road, but that the applicant was not present at the meeting. It is noted that the proposal is to amend the site plan to eliminate the dance studio

portion of the building, and to replace that area with a paint sales area. This matter is placed on the September 7 agenda for discussion.

The index for the August 17, 2017 meeting is as follows:

1. Stewart's Shops - Site plan and special use permit (1001 Hoosick Road) - September 7, 2017 (public hearing opened on special use permit; public hearing continued on site plan, commencing at 7:00pm);
2. Stewart's Shops - Amendment to site plan and special use permit (2 Brick Church Road) - September 7, 2017 (public hearing to commence at 7:15pm)
3. Borrego Solar - Special use permit/site plan/minor subdivision - September 7, 2017;
4. Bohler Engineering - Waiver of subdivision/Oakwood Property Management PDD (sewer pump station parcel) - Approved with conditions;
5. Capital District Farms, Inc. - Waiver of subdivision - Approved;
6. Hadsell - Site plan - September 7, 2017;
7. Ace Hardware - Amendment to site plan - September 7, 2017.

The proposed agenda for the September 7, 2017 meeting currently is as follows:

1. Stewart's Shops - Site plan/special use permit (1001 Hoosick Road) (public hearing on special use permit opened and public hearing on site plan continued at 7:00pm);
2. Stewart's Shops - Amendment to site plan/special use permit (2 Brick Church Road) (public hearing to commence at 7:15pm or as soon thereafter);
3. Borrego Solar - Special use permit/site plan/minor subdivision;
4. Hadsell - Site plan;
5. Ace Hardware - Amendment to site plan.