

**TOWN OF BRUNSWICK
PLANNING BOARD REGULAR MEETING
JANUARY 15, 2026 7:00 PM**

AGENDA

- 1. TRANQUILITY BOOKSHOP – SITE PLAN AND SPECIAL USE PERMIT**
Applicant seeks site plan approval and a special use permit to modify an existing residential structure into a bookstore.
Public hearing to commence at 7:00pm.
Tranquility Bookshop, LLC, Applicant.
- 2. PARAMOUNT BUILDING GROUP – MAJOR SUBDIVISION**
Applicant proposes a major subdivision on an approximately 33-acre parcel of land, as well as construction of a new road with a cul-de-sac and a water line extension, on property located at the northeast corner of Spring Avenue Extension and Creek Road.
Paramount Building Group of NY, Applicant.
- 3. FISCHER – MINOR SUBDIVISION**
Applicant seeks minor subdivision approval to subdivide an 82.17-acre parcel into three new lots on property located at 842 Tamarac Road.
Rebecca Fischer, Applicant.
- 4. DUJACK – WAIVER OF SUBDIVISION**
Applicant seeks to subdivide a 9.68-acre lot into two lots of 3.68 acres and 6.00 acres on property located at 70 Town Office Road.
Karen DuJack, Applicant.
- 5. K. SMITH – SITE PLAN AND SPECIAL USE PERMIT**
Applicant seeks site plan approval and a special use permit to complete construction of a two-story building on property located at 1691 NYS Route 7.
Kyle Smith, Applicant.

The Planning Board will also review new applications received following the December 18, 2025 regular meeting.