

Town of Hoosick Planning Board Minutes
May 19, 2014

Present: Chairman Jim Dunigan, John Cooney, Daryl Cipperly, Bill Hanselman
Attorney Stanton King

Absent: Everett Quackenbush, Stephen Griffing

The meeting was called to order by Chairman Jim Dunigan with the Pledge of Allegiance.

A motion was made by Daryl Cipperly to approve the April minutes, seconded by John Cooney, all in favor, motion granted.

Jim Dunigan reminded the Planning Board of the May 21st HVCC Training Session.

Brian Boll-Family Subdivision TAX MAP# 28-1-41

Mr. Boll appeared before the Planning Board for a Family Subdivision on his property at 478 Johnson Hill Road. Mr. Boll stated that the total acres of the property is 67 and has a large road frontage. This property is in an AG/Residential area. Mr. Boll produced his modified map to the Planning Board. He would like to subdivide into 6 lots to family members 18 years and older. All the lots are 2 acres or more. There will be a 7 acre house lot plus 2 newly outlined lots. He submitted an engineer's report which found all the lots to be suitable for building lots. A motion was made by John Cooney to declare this a Family Subdivision, seconded by Daryl Cipperly, all in favor, motion granted.

Brimmer Farms Subdivision- South Street

Jim Dunigan recused himself from the Planning Board table.

Attorney Johnston appeared for Jim Dunigan and submitted papers for the Subdivision for Brimmer Farms.

Jim Dunigan returned to the Planning Board table.

John Meerwerth- Subdivision TAX MAP #17.-2-10.12

Paula Meerwerth appeared before the Planning Board for an initial conference for a subdivision on their property. She presented a letter of authorization to appear for John Meerwerth. The property consists of 45.85 acres and they would like to subdivide into 2 parcels adding a right of way on Hoosick Junction Road. The

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parcel will be 25.86 acres for a possible sale of the southwest parcel. Paula will be on the agenda for the June meeting.

Dan Green-Rt. 67 Site Plan Review TAX MAP # 17.4-3-15.2

Mr. Green appeared before the Planning Board for a site plan review for a mobile concession stand on his property. They will sell ice cream, hot dogs, hamburgers and soda in the summertime. The hours of operation will be until 9 p.m. daily. This stand is located in a hamlet. It is considered a small retail commercial business which is permitted in a hamlet. The water tank is self-contained in the mobile unit.

The Planning Board reviewed the site plan. The scale was satisfactory. The Planning Board waived the lighting plan it is existing. The floor elevations were waived, small scale location map was waived, landscape plan was waived it is existing, they waived the grade contours, they are existing, the utilities were waived they are existing, test boring were waived they are existing and the board waived the engineer report for traffic, there is an existing parking lot and the parking plan was waived, interior design was waived it is a mobile unit, they waived the engineer report for runoff and waived the septic system. Walkways for handicap is satisfactory and handicap spot for parking is shown on plan. The storage areas are contained inside the mobile unit. The board waived the setback off the highway existing, and waived elevations. There is an existing sign on the property and will be redone and used for the mobile concession stand. The Planning board reviewed the EAF and found no significant impacts on the environment.

A motion was made by Daryl Cipperly to waive a public hearing, seconded by Bill Hanselman, all in favor, motion granted.

John Cooney made a motion to classify this as an unlisted action, seconded by Bill Hanselman, all in favor, motion granted.

A motion was made by John Cooney to adopt a NEG DEC, seconded by Bill Hanselman, all in favor, motion granted.

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A motion was made by John Cooney to approve the site plan upon Rensselaer County Approval, seconded by Bill Hansleman, all in favor, motion granted.

Chad Cook appeared before the Planning Board with questions on a subdivision on his father's land on Cobble Hill Road. He will fill out an application and will be on the agenda in June.

Stanley Rimkunas- Boundary Line Change Tax Map # 19.1-1-7-11

Mr. Rimkunas appeared before the Planning Board for a boundary line change on his property at 467 Beechwood Road. He would like to do a boundary line change of 1 acre of land. The board reviewed the maps. A motion was made by Daryl Cipperly to approve this 1 acre boundary line change with the language included in the deed, seconded by John Cooney, all in favor, motion granted.

David Lajeunesse-Boundary Line Change NY 22

Mr. Lajeunesse appeared before the Planning Board for a boundary line adjustment on his property. He would like to give 15 ft. to Charles Prebble to widen Mr. Prebbles property line on the north side lot from 100 ft. to 115 ft. The board reviewed the map. A motion was made to approve this boundary line adjustment by John Cooney with the language included in the deed, seconded by Bill Hanselman, all in favor, motion granted.

A motion was made by John Cooney to adjourn the Planning Board meeting, seconded by Daryl Cipperly, all in favor, motion granted.

Karen Jennings

Planning Board Secretary

Minutes Approved by Planning Board on June 16, 2014