

Town of Hoosick Zoning Board Minutes
July 7, 2014

Present: Chairman Jim Hoag, Jerry McAuliffe, Wally Sheffer, Joe MacDonald, Andy Beaty and Attorney Mark McQuerry

The meeting was called to order at 7 p.m. by Chairman Jim Hoag with the Pledge of Allegiance.

A motion was made by Joe MacDonald to approve the June minutes, seconded by Andy Beaty, all in favor, motion granted.

Brimmer Farms Area Variance:

Authorized Representative William Johnston appeared before the Zoning Board for an area variance for Brimmer Farms. Jim Dunigan is the President of Brimmer Farms and Mr. Johnston gave the Zoning Board an authorization letter from Jim Dunigan that he could represent him for the area variance.

The property is a lot next to the Hoosick Cemetery. It has 35 feet of road frontage and the lot is part of a 140 acre piece. This lot is used as an AG easement and 7.6 acres is divided by a ravine. The piece was a conversion and is part of the old railroad. There is a deed to the property and a railroad deed as well. A subdivision is now being reviewed by the Planning Board. The property owner does not have the needed width which is 50 ft. road frontage. The Planning Board can waive this requirement under certain circumstances. The Zoning Board did an area variance review and discussed the variance for this property. The area needs to be wide enough for fire trucks, cars and emergency vehicles. The width of the area is 35 ft. instead of the 50ft requirement. This piece of property has no current use at this time. The Zoning board reviewed the application. A motion was made by Joe MacDonald to accept the area variance application as complete with a new SEQR form submitted within 2 weeks, seconded by Andy Beaty, all in favor motion, granted. A public hearing will be held on August 4, 2014 at 7 p.m.

Andy Beaty recused himself from the Zoning Board table.

Owen Grant of Enlighted Power Solutions appeared before the Zoning Board to discuss his project to install a solar energy project. He presented his letter of intent to pursue a project of solar energy of 1.05 megawatts and bid out the

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project in which they already have installation on the adjacent property from the Hoosick Falls Central School. The property owner will sell power to the HFCS and the school will receive a cash credit from National Grid under a power purchase agreement. The property owner is Jeff Wysocki. Mr. Grant would have to have an authorization letter from Mr. Wysocki, a completed permit application form and an EAF to present to the Zoning Board. The Zoning Board reviewed with Mr. Grant what he should present with his application concerning lighting, storage, landscaping, setbacks, and runoffs. He will appear next month with all required documents. Mr. Owen wanted to review the EAF at this meeting, Joe MacDonald recommended the board go through the EAF for impacts.

A motion was made by Wally Sheffer that Attorney Mark McQuerry draft a letter to NYSEDA that the Zoning Board did a preliminary review with the information that the Zoning Board was given by the applicant, seconded by Jerry McAuliffe, all in favor, motion granted.

Attorney McQuerry will draft the letter and email it to the Zoning Board members for their review. Mr. Owen will submit a complete application and the new EAF form to the Zoning Board members before the next meeting for their review. Andy Beaty returned to the Zoning Board table.

Ed King, Building Inspector appeared before the Zoning Board to discuss a project that Hathaway's Drive-In Theatre would like to do. He stated that Duane Greenwald, owner of the Drive-In would like to install another screen at the back side of the Drive-In the same size or smaller. The Zoning Board said that he should submit a special permit application and an Engineer's design.

A motion was made by Joe MacDonald to adjourn the Zoning Board meeting, seconded by Wally Sheffer, all in favor, motion granted.

Karen Jennings
Zoning Board Secretary

Minutes approved by Zoning Board on 8/4/2014