

ABSTRACT OF REGULAR MEETING
HOOSICK TOWN PLANNING BOARD

November 21, 2016

Present: Acre, Cipperly, Diel, Hanselman, Bacon and King

Absent: Secretary

Meeting called to order at 7:30 PM

Upon motion duly made and unanimously carried, the minutes of the October 17, 2016 meeting were approved as read.

Old Business:

Larry Bugbee - Appeared and advised that he had appeared before the ZBA to request an area variance for the 50 ft. fr. access to be obtained from Donald Clairmont in accordance with Boundary Line adjustment approved by the Planning Board on July 18, 2016, inasmuch as he had slightly less than 50 ft. available to him. He advised the Planning Board that the ZBA had advised him that no variance was necessary since the property was within Hamlet District and required only 20 ft. of frontage per the Town Land Use Code. He now wishes to amend the Boundary Line Adjustment approval to allow him to have only a 30 ft. frontage, rather than 50 ft. Stanton King advised the Planning Board that he had received correspondence from the ZBA Attorney confirming the above.

Stanton King explained to the Board that, while the Town Land Use Code requires only 20 ft., the Town Subdivision Law, at Sec. 107, requires 50 ft., but at Sec. 107 allows the Planning Board to waive any a minimum requirement upon a showing of good cause.

Upon review of the application and further discussion, the Board found that, inasmuch as the Land Use Law requires less than the 30 ft. frontage proposed, that a waiver is consistent with the Town Land Use Law and policy, the spirit and intent of the Subdivision Law, and that good cause has been shown for a waiver of the 50 ft. frontage requirement.

Upon motion duly made, duly seconded, and unanimously approved, the Boundary Line Adjustment approved at the July, 2016 meeting was amended to allow 30 ft. frontage.

Norman S. Zimmerman - Site Plan Review - Appeared and submitted additional materials as required by the Planning Board at the October 17, 2016 meeting. Upon review thereof the Board determined that the application was now complete.

The Board then reviewed the EAF submitted by the Applicant and, upon due consideration thereof, declared itself Lead Agency and, upon motion duly made, seconded and unanimously carried, classified the action as an Unlisted Action and found that the proposed action will result in no significant environmental impacts.

Upon motion duly made, seconded and unanimously carried, the Board determined that it will not be necessary to conduct a public hearing upon this application.

Upon motion duly made, seconded and unanimously carried, the Board approved the site plan as submitted.

There being no further business before the Board, upon motion duly made, seconded and unanimously carried the meeting was adjourned at 8:20 PM.