

Town of Hoosick Zoning Board Meeting Minutes
July 2, 2018

Present: Chairman Jim Hoag, Wally Sheffer, Gary Keegan Mike Bailey, 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 Wally Sheffer to approve the June minutes, seconded by Gary Keegan, all in favor, motion granted.

Lester Goodermote-Area Variance

Nancy Hewitt appeared for Mr. Goodermote regarding an area variance for the property of Lester Goodermote on Rt. 7 in the Town of Hoosick. Nancy Hewitt stated that she appeared before the Planning Board for a subdivision and there was an issue with the setbacks for the project. She stated that Mr. Goodermote is the sole owner of 73 acres and would like to split off a 1.75 acre piece so that the Potter Hill Barn could have its own parcel. The side setback off of Rt. 7 is 12 ft. should be 20 ft., the rear setback is 8 ft. and should be 10 ft. the side setbacks are 2.9 ft. and 2.2 ft. and should be 20 ft. The Zoning Board reviewed the map and the setback issues. There are not a lot of changes that could be done, this is an existing structure and there is a right of way with both properties. The easements will be deeded and Nancy Hewitt will email Jim Hoag the legal description. The Zoning Board reviewed the EAF. Wally Sheffer made a motion to accept the application as complete with the proposed deed with easements to be emailed before the August meeting, seconded by Andy Beaty, all in favor, motion granted. There will be a public hearing on August 6 at 7 p.m. on the area variance of Lester Goodermote property.

Naturae Inc.-Special Permit and Site Plan Review

Mr. Morino appeared before the Zoning Board with an application for a permit and a site plan review. He would like to open an Agricultural processing business to process hemp. He explained that this is not the drug marijuana but is a cousin to marijuana and they will be processing CBD oil. He further testified that this is a plant that is allowed in all 50 states. The existing building is located on Rt.67 and is 8,000 square ft. and there are 2.6 acres of land. There would be no existing changes to the building except they would add air conditioning. They have a business in Berlin, New York with a greenhouse for growing and drying hemp. The building in the Town of Hoosick would be for processing the hemp into CBD oil, there would be no growing of the product at this location. This processing of hemp into CBD oil is licensed by the state.

The Zoning Board reviewed the applications and a motion was made by Wally Sheffer that this is considered Light Manufacturing, seconded by Mike Bailey. The Zoning Board inquired about waste product into the land and Mr. Morino stated nothing would go into the land. The Zoning Board reviewed the EAF Part 1. The Zoning Board reviewed the checklist for site plan review and wanted to know about storage, noise factors, odors and how many employees. Mr. Morino stated that there are no odors or noise factors and there will be 5 employees at this time and no more than 16 in the future, there will be handicap parking which he will put on the sketch plan and he will also put the signage and lighting on the sketch plan. The Zoning Board required that Mr. Morino get a letter from the Fire Department and EMS for emergency access and show the outdoor storage plan.

Town of Hoosick Zoning Board Meeting Minutes
July 2, 2018
Page 2 of 2

A motion was made by Andy Beaty to accept the application as complete with conditions, seconded by Wally Sheffer, all in favor, motion granted.

Neighbors of Mr. Pelkey appeared at the Zoning Board meeting to talk about a proposed wedding venue that Mr. Pelkey would like to have on his property. The neighbors are concerned about the noise factor and traffic concerns from the wedding venue, they don't think that the wedding venue fits in with their neighborhood. The Zoning Board said that they would have to follow the Land Use Law and do a checklist of the site plan and there would be a public hearing on the project. The Zoning Board stated that the neighbors could appear at the public hearing for the project and voice their concerns.

The Zoning Board then discussed the proposed Land Use/Solar law and the workshop that will be in July. The Zoning Board then reviewed the building permits from Building Inspector Fran Rogers.

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

Karen Jennings
Secretary

Minutes approved by Zoning Board on August 6, 2018