

Town of Hoosick Zoning Board Minutes

April 4, 2016

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

The meeting was called to order at 7 P.M. with the Pledge of Allegiance.

Minutes from March 7, 2016 meeting approved, Motion Joe MacDonald, Second Wally Sheffer, unanimously approved.

Chairman Hoag advised that he had spoken with Town Attorney Jonathan Schopf, who recommended that the Village be requested to submit an application regarding the Monolith solar array that had been installed on the Village landfill in the Town. Chairman Hoag advised that he had called the Village Mayor and was awaiting a call-back. Community member Lisa Rivett advised that she had spoken with someone from NYSEERDA, who advised that they only gave out the money and that it was the responsibility of the Village to obtain necessary approvals. Chairman Hoag advised that he had spoken with the NYSDEC, who advised that they did not see any involvement by the agency and would send a copy of the requirements that would have to be met. Ms. Rivett stated that she had heard that teflon rolls had been disposed at the landfill and was concerned that any future remediation of the site might affect the solar array. Chairman Hoag indicated that the DEC representative had expressed no concerns. Community member Cindy Brewster asked about the four complaints filed regarding the Village solar array having been built without required Town approvals. It was advised that the complaints were before the Town Board and the Building Inspector, and it was their responsibility to respond. Community member Kevin Allard suggested that someone might complain to the NYS Public Service Commission.

Attorney Edward Gorman gave a preliminary summary regarding the intention of Mace Security Industries to operate a distribution center at the Carmody/Haynes Ford property on Route 7/22 in the Town. Mr. Gorman provided a pamphlet that described the range of products to be handled by the company. He advised that the operation was regulated primarily by the US Bureau of Alcohol, Tobacco, Firearms and Explosives, with NYSDOL having local jurisdiction. NYSDEC had responsibility to inspect for compliance. The company will receive, store, pick and pack products for local regional distribution. Chairman Hoag provided a list of areas of concern and the Board's review check list. Board members further advised that the following should be provided: statement of ATF requirements and statement of compliance from ATF, site plan showing distances from structures to property lines and to the river and storage and operation areas in and outside the building, list of chemicals and associated MSDS safety data sheets, description of spill/explosion/air emission/fire prevention plans, letter from local fire and emergency response companies stating that they are aware and able to respond effectively to possible emergencies, short SEQR form, Ag Data Statement, description of noise and exterior lighting sources, parking and access.

Community member Wayne Williams expressed concerns about the willow trees planted on the road on the Holzer property, which will have the effect of further obstructing his view, which is already significantly impacted by the structure built on the property under the Board's permit and by two garages erected on the property. He stated that it was his understanding that one of the trees was to be relocated by agreement with the prior building inspector. Current building inspector, Fran Rogers, indicated that he would contact Holzer's property manager to ensure that Mr. Williams's concern is addressed.

Chairman Hoag discussed with building inspector Rogers his desire that he bring any issues or concerns to the Board to discuss, in order to avoid problems and ensure consistent application of the law. Mr. Rogers agreed that this would be a good practice.

The Board had a discussion regarding the effect of the provision in the new Site Plan Law for expiration of approvals for projects not commenced within one year. It was agreed that future permits should contain a notice of this provision. A question was raised regarding a project permitted under the old Site Plan Law that had not commenced within one year of the approval as to whether the new law or old law would apply.

Motion by Joe MacDonald to adjourn, second Wally Sheffer. Affirmed unanimously.

J. Mark McQuerrey
Zoning Board Attorney

Minutes approved by Zoning Board
