

Town of Hoosick Planning Board Meeting Minutes  
March 18, 2019

Present: Mike Bacon, Adria Diel, Clark Brenenstul, Daryl Cipperly  
Attorney King

Absent: Chairman Ken Lorenz

The meeting was called to order by Interim Chairman Mike Bacon at 7:30 P.M. with the Pledge of Allegiance.

Lisa Mosley had a question on her property on West Hoosick Road. She wanted to know if she could do a boundary line adjustment on her property, she is not creating a new lot just wants to make the lot larger. The Planning Board stated she could do a boundary line adjustment for now and could come back if she wants to deed it off and then do a subdivision. She will talk to the Town Assessor concerning two different tax maps.

Connie Kheel had a question on the Eddy Road Subdivision. She stated that this is AG land and it is the Planning Board's responsibility to talk about reserving AG land in the Town of Hoosick and has a right to hire a Planning Consultant. She stated that of the 132 acres of the subdivision 60% is in farmland. Daryl Cipperly stated he took a ride up to the property and stated there is a cornfield and a lot of brush on the property. He also stated that when the developer sells the parcels the owner has a right to farm.

A motion was made by Daryl Cipperly to approve the February minutes, seconded by Adria Diel, all in favor, motion granted.

**Stewarts Site Plan Review**

A representative for Stewarts stated that they are buying 3 lots, 2 lots on Rt. 22 and one on Rt. 67. He stated they checked with DOT and the curb cuts were ok. Rensselaer County reported that the project is for local consideration. There will be landscaping along Rt. 67 and Rt. 22.

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A neighbor was concerned about sound and lighting he will be the only property impacted by the Stewarts. He stated he was concerned with the headlights from cars shining on his property at night. The Planning Board stated that they could approve the site plan with conditions. The Planning Board reviewed the EAF and found that the project does not have any significant impacts on the environment. A motion was made by Adria Diel that the Planning Board is the Lead Agency of the project, seconded by Daryl Cipperly. all in favor, motion granted. A motion was made by Daryl Cipperly to declare this a NEG DEC, seconded by Clark Brenenthul, all in favor, motion granted.

The Planning Board had a discussion on a public hearing for the Stewarts. The Planning Board felt that since the Zoning Board had a public hearing and the issue of a fence and storm water management plan will be addressed in the Site Plan for the concerned neighbor they will waive a public hearing. A motion was made by Mike Bacon to waive the public hearing, seconded by Daryl Cipperly, all in favor, motion granted.

A motion was made by Daryl Cipperly to Approve the Site Plan with conditions that a fence will be put up which will be 6 ft. in height and 200 ft. in length and there will be a storm water management plan, seconded by Clark Brenenthul, all in favor, motion granted.

The Planning Board stated the map will be signed when the conditions are met.

**Frank Dane LLC-Minor Subdivision**

Mr. Holbritter produced the new maps with the minor changes to the subdivision and stated all wetlands are identified on the map. He stated the lot configurations are the same, proposed wells and septic locations are shown on the map, he provided soil map and an Ag Data Statement. He stated that there are 4 farms within the 500 ft. and he stated that they can put the Right to Farm Law on the plot. The Planning Board reviewed the maps and stated that there will be a public hearing on the Minor Subdivision on April 15, 2019 at 7 P.M. Mr. Holbritter will send out the notices for the public hearing.

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**Brian Winston-Boundary Line Adjustment**

Mr. Winston appeared before the Planning Board for a boundary line adjustment at his property in East Hoosick. There are 70+ acres from Bob Church to Brian Winston and he would like to do an extension of vacant land to the property. The Planning Board reviewed the map. A motion was made by Daryl Cipperly to approve the boundary line adjustment, seconded by Clark Brenenthul, all in favor, motion granted.

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

Karen Jennings  
Secretary

Planning Board minutes approved on 4/15/2019