

Town of Hoosick Planning Board Minutes
October 20, 2014

Present: Chairman Jim Dunigan, Everett Quackenbush, Penny Acree, Adria Diel
Bill Hanselman, Daryl Cipperly and Attorney Stanton King.

Absent: Gary Kjelgaard

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

A motion was made by Penny Acree to approve the September minutes, seconded by Daryl Cipperly, all in favor, motion granted.

Walker -Subdivision TAX MAP #5.-1-20

Mr. Baker appeared before the Planning Board for the subdivision of the Walker property. They would like to split about 2 acres from parcel 1 and add it to parcel 2. Parcel 1 is farmland and parcel 2 is 2 acres with a farmhouse and will be sold by Landview Holdings. The Planning Board reviewed the application and map. A motion was made by Everett Quackenbush to declare this a simple subdivision, seconded by Penny Acree, all in favor, motion granted.

George Verschoor-Subdivision TAX MAP #29-1-3

Mr. Johnston appeared before the Planning Board to represent George Verschoor. He would like to subdivide his property at Beechwood Road. He would like to add 2 acres to the lot with the house and leave 3 acres to a 6 acre piece to make it 9 acres. The Planning Board reviewed the application and map. A motion was made by Everett Quackenbush to declare this a simple subdivision, seconded by Daryl Cipperly, all in favor, motion granted.

Hathaway's Drive-In-Site Plan Review TAX MAP # 17.4-3-11

Mr. Greenawalt appeared before the Planning Board for a site plan review. He would like to put a second screen on the property of the Hathaway's Drive-In. He said that a second screen would help his business. He now can only get a new movie every two weeks and with a second screen he could get two movies. The screen size would be the same size as the first screen which is 35ft by 70 ft. There would be no new grading done at the site. Mr. Brownell asked about shading of his property and there was a discussion on this issue with Mr. Greenawalt and the

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Planning Board. The Board reviewed the site plan. The scale drawing was sufficient, there would be no new lighting, grade contours are the same, utilities are existing, the board waived the test borings, traffic flow is shown, parking plan is ok, the board waived the land survey, pedestrian walkway is existing, the board waived the Engineer's report, storage is the same, signage is existing. The board would like to see the 10ft. fence shown on the plat and a report on shading from the screen. They would also like to have data on the headlights when existing the rear of the theatre.

A motion was made by Everett Quackenbush to hold a public hearing on November 17, at 6:30 P.M., seconded by Daryl Cipperly, all in favor, motion granted.

Brimmer Farms-Major Subdivision: Tax Map # 58.2-1.111

Jim Dunigan recused himself from the Planning Board table.

Everett Quackenbush was appointed interim Chairman.

The Planning Board reviewed all paperwork for the subdivision.

A motion was made by Daryl Cipperly to approve the Brimmer Farms preliminary subdivision, seconded by Penny Acree, all in favor, motion granted. A motion was made by Daryl Cipperly to waive a final hearing, seconded by Bill Hanselman, all in favor, motion granted.

A motion was made by Daryl Cipperly to approve as a final subdivision with the final plat to be presented at the November meeting, seconded by Bill Hanselman all in favor, motion granted.

Brimmer Farms-Boundary line Adjustment-TAX MAP #57-.2-19

Mr. Johnston appeared for Jim Dunigan on a boundary line adjustment for his property of 20+ acres on Rt. 22. The board reviewed the map and application and Attorney King will research this boundary line for the November meeting.

Jim Dunigan returned to the Planning Board table.

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Hoosick Enlighten Solar Array-Site Plan Review

Mr. Frank, Engineer appeared before the Planning Board for the solar array project on the Wysocki farm on Rt. 22. He stated that there is 234 acres of land. The project will be 9 acres and the rest will remain farmland. There is 290 ft. road frontage from Rte. 22. The panel will be 9 ft. in height. The site will have a chain link fence around the project. The project will be to supply solar energy to the Hoosick Falls Central School. The Planning Board reviewed the site plan. There will be no lighting, no buildings. The grade contours are ok, the utilities will be above ground panels, there is no runoff, no storage on site and there will be no signs at the site.

The Planning Board would like to see a landscape plan for this project and would also like to see a visual plan and views from different areas.

A motion was made by Everett Quackenbush to hold a public hearing at 7 P.M. on November 17, 2014, seconded by Bill Hanselman, all in favor, motion granted.

A motion was made by Everett Quackenbush to adjourn the Planning Board meeting, seconded by Penny Acree, all in favor, motion granted.

Karen Jennings
Planning Board Secretary

Minutes approved by Planning Board on 11/17/2014