

Town of Hoosick Zoning Board Minutes  
June 5, 2017

Present: Chairman Jim Hoag, Jerry McAuliffe, Andy Beaty, Bruce Patire and Attorney McQuerry

Absent: Wally Sheffer

Chairman Jim Hoag called the meeting to order with the Pledge of Allegiance.

A Public Hearing was held for Steve Shaw's new business for renting and selling sheds and carports on Rt. 7 in the Town of Hoosick.

Rick Tinkham stated he thought it was a good idea for the sale of sheds and carports and supported the project.

No other comments were made by the public on the project.

A motion was made by Andy Beaty to close the public hearing, seconded by Bruce Patire, all in favor, motion granted.

The regular Zoning Board meeting was called to order at 7:20 p.m.

A motion was made by Andy Beaty to approve the May minutes, seconded by Bruce Patire, all in favor, motion granted.

Chairman Hoag stated that he received the Rensselaer County review back and there was a question on the display lot area it only stated display and they questioned if sales would also occur, and the review stated that local consideration will prevail for the project.

Steve Shaw produced his letters and certified mailings to the neighbors within the 500 ft. of the project.

The Zoning Board reviewed the SEQRA and found that there were no significant impacts from the project.

The Zoning Board stated that the following conditions should be listed in the special permit and site plan approval: There will be no more than 30 sheds located on the property, there shall be no signage other than on the sheds, there shall be no additional lighting placed on the property and that all metal sheds shall be anchored in accordance with the applicable NYS code and manufacturer's recommendations.

A motion was made by Bruce Patire to grant the special permit and approve the site plan with conditions, seconded by Andy Beaty, all in favor, motion granted. Attorney McQuerry will prepare the resolution.

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The Zoning Board discussed the Blanchfield Dog Business and the decibel readings for the project. They also discussed the safety guidelines for the dog business and that the Zoning Board has a responsibility to the community.

Peter Hewson-Variance

Peter Hewson appeared before the Zoning Board concerning an area variance for a garage he would like to build. He currently has a one car garage and would like to build a 2 car garage. The garage will be 20ft. by 36ft. It will cross left onto the neighboring property. It will be 6 ft. closer to the property line of the neighbor. He is taking down the old garage and building a new one. This is in a A/R district. The Zoning Board reviewed the SEQRA and found that it would have no impact on the community.

A motion was made by Andy Beaty that the application was deemed complete, seconded by Bruce Patire, all in favor, motion granted.

A motion was made by Bruce Patire that a public hearing will be held on July 3, 2017 at 7 P.M., seconded by Andy Beaty, all in favor, motion granted.

Jim Hoag stated that Building Inspector Fran Rogers had questions about mini houses. Mr. Rogers has the building code requirements on distances and electrical. The board reviewed the category for mini houses and discussed if this would go under the category of mobile homes. The Zoning Board thought that there would be no special permit and they wouldn't be involved and it would follow the guidelines of a residential home.

The Zoning Board discussed the subdivision and the right of way that a property has in two different towns. They thought there would be no need for a deeded right away to the road. The Lot in Pittstown doesn't have a right away and it would have to go with the Town of Hoosick Law. Attorney McQuerry will advise Attorney King of the Planning Board of the discussion the Zoning Board had on this issue.

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

Karen Jennings  
Secretary

Minutes approved by Zoning Board 7/3/2017

