

Town of Hoosick Zoning Board Meeting Minutes
September 5, 2017

Present: Chairman Jim Hoag, Jerry McAuliffe, Andy Beaty, Wally Sheffer
Attorney Mark McQuerry

Absent: Bruce Patire

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

Mr. Hoag stated that Mr. Cross will not be attending the meeting this month.

A motion was made by Wally Sheffer to approve the August Zoning Board minutes, seconded by Jerry McAuliffe, all in favor, motion granted.

Mr. Holbritter appeared before the Zoning Board representing Mr. Miller. He stated that Mr. Miller owns 78 acres of property and would like to subdivide a 12 acre parcel around the house and the barns. He produced a sketch plan for the subdivision, he stated that there is 60 ft right of way on property and there is 73 ft. road frontage in the Town of Hoosick. He would like to combine the 11.2 acres in the Town of Hoosick with the .8 acres in the Town of Pittstown to make a 12 acre parcel. The Zoning Board reviewed this subdivision and felt there is no permit required. Attorney McQuerry will send a correspondence to Attorney King of the Planning Board with the discussion the Zoning Board had at the meeting stating that if the Planning Board approves the subdivision there should be a deed restriction that the .8 parcel piece would not be able to be subdivided out without approval from the Planning Board and the deed restriction language should be on the plat. He will state that no area variance is required and the Zoning Board has no jurisdiction for this project. The Planning Board will have to give approval for this project. Mr. Holbritter will appear at the Planning Board's September meeting.

The Zoning Board discussed the Blanchfield dog business. Mr. Hoag stated that the Town does not pay for an expert on the noise issue and that it is the responsibility of the applicant. The Zoning Board needs to develop a plan for noise and will require the applicant to use an expert such as a sound expert. The applicant can present a plan to the Zoning Board at the October meeting. Attorney McQuerry will contact an adviser to see what

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qualifications are needed for the expert. A letter will be sent to Mrs. Blanchfield from the Zoning Board attorney to request her to appear at the October meeting with a plan for her project.

The Zoning Board reviewed building permits produced by Fran Rogers. Andy Beaty feels that it is the Building Inspector who issues or denies the permit and questioned whether the Zoning Board should review his issued permits.

The Zoning Board discussed reviewing the permits and they are reviewing the permits to see if an applicant needs to have a special permit for their project. The Zoning Board feels that this is an informal process in which the Zoning Board is working with the Building Inspector to review the permits issued to see if a special permit is needed.

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

Karen Jennings
Secretary

Minutes approved by Zoning Board on 10/02/17