

Town of Hoosick Zoning Board Meeting Minutes
August 6, 2018

Present: Chairman Jim Hoag, Wally Sheffer, Gary Keegan, Andy Beaty, Mike Bailey
Attorney Mark McQuerry

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

Goodermote Area Variance:

A public hearing was held at 7 P.M. for an area variance for the subdivision of Lester Goodermote. Nancy Hewitt presented to the public that Mr. Goodermote owns 73 acres of land and would like to split off 1.75 acres so that the Potter Hill Barn can be on its own parcel. They will need an area variance for the setbacks. The side setback off Rt. 7 is 12 ft. and should be 20 ft., the rear is 8 ft. and should be 10 ft. and the side setbacks are 2.9 ft. and 2.2 ft. and should be 20 ft. There is a shared driveway and that will be on the proposed deed. There was no public comment on the project.

A motion was made by Wally Sheffer to close the public hearing, seconded by Gary Keegan, all in favor, motion granted.

The Zoning Board had received the County review and they stated it is for local jurisdiction.

Nancy Hewitt produced the revised Part I SEQRA to the Zoning Board. The Zoning Board reviewed the SEQRA Part I and Part II and determined there were no significant impacts from this project. A motion was made by Wally Sheffer to accept the SEQRA as complete, seconded by Gary Keegan, all in favor, motion granted. A motion was made by Wally Sheffer to approve the area variance with the condition that the deed for the subdivided parcel as submitted to the board and as it may be modified in accordance with the Town of Hoosick Planning Board, shall be recorded in the Rensselaer County Clerk's Office within 30 days after approval of the Town of Hoosick Planning Board, seconded by Mike Bailey, all in favor, motion granted.

Naturae LLC-Site Plan:

A public hearing was heard on the Naturae site plan review. Mr. Freeman gave a presentation to the public on the business that they would like to open on Rt. 67 in the Town of Hoosick. He stated that the company grows hemp in Berlin New York on a parcel of land they purchased. The parcel is 189 acres and they grow hemp on 25 acres of this land which is overseen by Agricultural & Markets. They have a 15,000 square ft. greenhouse. They could not get power on this site so they would like to process the hemp into CBD oil in the building on Rt. 67. The hemp would be put in sacks and transported to Rt. 67 in a van. There is a machine that processes the hemp into oil in that facility. Mr. Helft stated that he is excited that the business is coming to the area. There were no other public comments.

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The Zoning Board reviewed the new sketch site plan presented to them. The applicants stated that the processing time is about 4 hrs. It only uses a small amount of ethanol. CBD oil is all organic and they produce 1,000 or more kilos per season and they will have contractors that dispose of hazardous waste. They produced a letter for the noise factor which is 58 decibels, there is no outdoor fumes from the project, they produced letters from EMS and the Fire Department, they have a fire alarm system in the building and will have fire extinguishers in every room, they are less than 12,000 square ft. so they do not need a sprinkler system. The applicants also stated that there will be only 3 to 4 people working at the facility during the day and it will be a year round operation with deliveries from the hours of 8 am. To 8 pm. six days a week. They will be processing 7 days a week at the facility. The Zoning Board will require the business to have a processing license from Agricultural & Markets.

The Zoning Board reviewed the SEQRA Part I and Part II. The Zoning Board found there to be no significant impacts from the project. The Board discussed the conditions of the approval which will be that all ethanol will be stored in proper containers and no other hazardous substances will be present at facility, deliveries of pelletized materials will take place between 8 am. And 8 pm., fire suppression and warning systems will be inspected annually, permittee shall provide a copy of its initial and renewal license from NYS Agricultural and Markets within 30 days of receiving it, all project and construction will be in accordance with the approved application and any other terms and conditions established by the board. Upon completion of construction the permittee shall provide certification that the project was constructed in accordance with the approval application. Also that the site plan approval is subject to the Town of Hoosick's Site Plan Law that if construction is not completed in one year of approval it is expired and the Special Use Permit is required to be renewed if proper construction is not completed within 2 years after approval.

A motion was made by Wally Sheffer to close the public hearing, seconded by Mike Bailey, all in favor, motion granted

A motion was made by Andy Beaty to approve the Special Permit and Site Plan with the conditions, seconded by Wally Sheffer, all in favor, motion granted.

Peter Schaad-Site Plan Review

Mr. and Mrs. Schaad appeared before the Zoning Board concerning the pet crematory they would like to operate on Rt. 7 in the Town of Hoosick. Mr. Schaad had appeared before the Zoning Board in March and presented his site plan. The board reviewed the plan and felt that the business would need water and sewer at the site. Mr. Schaad presented a plan to discuss the water issue at his site. He stated that he would like to install a 275 gallon fresh water tank and he would have a stainless steel sink. He stated he talked to a plumber about the tank and he would have a 300 gallon holding tank to be pumped out. He would use bleach and alcohol

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to clean up and a shop vacuum will be used also. The board reviewed the information on the holding tank. The board stated that there would have to be a license for a pet crematory and there would have to be a licensed operator for the cremation of the pets. Mike Bailey stated that Mr. Schaad should call the Building and Codes Department in Kingston, New York to find out what code is needed for a pet cemetery and get a letter of code for his business. Mr. Hoag stated that his concern is a water system and would like to see water from a well for his pet crematory. Mr. Schaad will call the Building and Codes and research a water source on his property.

J's Realty-Area Variance

Mr. VanOrman appeared before the Zoning Board for an area variance for a property on Rt. 22 in the Town of Hoosick. He stated he appeared before the Planning Board for a subdivision and there was not the proper setbacks at the site. He needs 50 ft. road frontage. The setbacks at the very end is only 47 ft. There is a cemetery which can't be disturbed so there is no solution to get the 50 ft. needed for the road frontage. Mr. VanOrman stated it is a flag style lot with 3 buildings and all the buildings meet the current setbacks. He would like an area variance to bring to the Planning Board. The Zoning Board stated he needs to fill out a SEQRA and bring it in to the Town office. A motion was made by Wally Sheffer to accept this as a complete application with the SEQRA form, seconded by Gary Keegan, all in favor, motion granted. A motion was made by Wally Sheffer to request a public hearing on Tuesday September 4, 2018, seconded by Gary Keegan, all in favor, motion granted.

The Zoning Board reviewed the Building Permits from Fran Rogers.

The Zoning Board stated the next Zoning Board meeting will take place on Tuesday September 4, 2018 at 7 pm. due to Labor Day being on the first Monday of the month.

A motion was made by Wally Sheffer to adjourn the Planning Board meeting, seconded by Mike Bailey, all in favor, motion granted.

Karen Jennings
Secretary

Minutes approved by Zoning Board on 9/4/2018