

Town of Hoosick Planning Board Meeting Minutes  
May 17, 2021

Present: Chairman Ken Lorenz, Adria Diel, Clark Brenensthul  
Sarah Gorgas

Zoom: Mike Bacon, Attorney Lyda

The meeting was called to order with the Pledge of Allegiance at 7:30 P.M. A motion was made by Adria Diel to approve the April minutes, seconded by Sarah Gorgas, all in favor, motion granted.

**MAPLETOWN ROAD SUBDIVISION:**

Mr. Holbriiter appeared for the Subdivision on Mapletown Rd and County Rt. 102. He presented the new maps with the adjustments that the Planning Board requested. This is a 5 lot subdivision, the map shows the house and the location of the well, and Mr. Holbriiter stated that the 3 small lots are all buildable lots. Mr. Sanders stated they are selling the lots not building the homes. The map also showed the proposed driveway locations. The property is 300 ft. from the creek and he is doing curb cuts and coverts on the property. The Engineer has presented a septic plan for the small lots to the Rensselaer County Department for review.

An EAF was presented to the Planning Board and they reviewed the EAF and found that the project will not have a significant impact. The building setbacks will be added to the map before the next Planning Board meeting.

A motion to approve the Planning Board as Lead Agency was made by Mike Bacon, seconded by Sarah Gorgas, all in favor, motion granted.

A motion to approve the EAF with no major impacts was made by Mike Bacon, seconded by Sarah Gorgas, all in favor, motion granted.

A public hearing will be scheduled on June 21, 2021 at 7 P.M. Mr. Holbriiter will send out public notices to neighbors and put a public notice in the paper.

Dan Thompson of Thompson's Auto appeared before the Planning Board on a building he is building on his property. He stated that he was advised to go before the Planning Board on this project.

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He stated he is just putting the building on the other side of the property and taking down the old building. He stated that he is using the same water, sewer and driveway and was issued a building permit. The Planning Board reviewed the project and stated that a building permit was issued and building thereafter erected (with reliance upon the issuance of the building permit) prior to the Planning Boards Site Plan Review of the proposed construction of a new repair shop. The Planning Board stated that Local Law No. 2 enacted the Site Plan Law for the Town of Hoosick which requires site plan approval prior to the issuance of a building permit. Since the issuance of the building permit pre-dated site plan approval, a rather severe hardship was placed on the applicant. The Planning Board in an attempt to rectify the situation approved the site plan since the use remained the same. The Planning Board required a new building permit to be issued as a result. Ken Lorenz will send an email to Jim Hoag and Llyod Moses, Building Inspector concerning the site plan for this business.

A motion was made by Clark Brenenthul to approve the Site Plan, seconded by Mike Bacon, all in favor, motion granted.

A motion was made by Sarah Gorgas to adjourn, seconded by Clark Brenenthul, all in favor, motion granted.

Karen Jennings  
Secretary

Minutes approved by Planning Board on 6/21/2021