

Town of Hoosick Planning Board Meeting Minutes
April 15, 2024

Present: Chairman Ken Lorenz, Mike Bacon, Wendy Larson, Adria Diel
Clark Brenensthul and Attorney Lyda

The meeting was called to order at 7:00 P.M. by Chairman Lorenz with the Pledge of Allegiance.

A motion was made by Mike Bacon to approve the March 18, 2024 minutes, seconded by Clark Brenensthul, all in favor, motion granted.

Steve Eshbach: Site Plan Review- Rt. 7 Nursery

Mr. Eshbach appeared before the Planning Board with the complete Site Plan for the Commercial Nursery Business. The plan included the commercial driveway design with the parking plan and there will be a handicap parking space. He included the sites for stone materials, flowers and all the materials he will sell. The driveway is on gravel. The Planning Board inquired how he will stripe the ground to define parking. There will be signs to mark parking spots, there will be no lighting at this time. The entrance is up around the back and the walkway is concrete and storage is on the back side of the building. There is no ramp currently but a ramp will be put in. Mr. Eshbach submitted a floor plan for the building from an architect. Mr. Eshbach stated that there is existing septic and the bathroom will be private. He stated that they have a Building Permit from the Building Inspector and he has sent his paperwork to DOT and is waiting for the state to issue the driveway permit. A motion was made by Mike Bacon to Declare the Planning Board Lead Agency, seconded by Wendy Larson, all in favor, motion approved. The Planning Board reviewed the SEQR. The Board discussed the drainage and found it to be ok. The Planning Board discussed the wetlands and reviewed the remainder of the SEQR. The Planning Board stated there were no large environmental impacts from the project. A motion was made by Wendy Larson to approve the NEG DEC, seconded by Clark Brenensthul, all in favor, motion granted.

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A motion was made by Wendy Larson to approve the Site Plan with the condition that the applicant sends the DOT permit for the driveway, seconded by Mike Bacon, all in favor, motion granted.

Stewarts Rt7 and Rt 22-Site Plan Review

Mr. Kitchner Engineer for Stewarts project appeared before the Planning Board with a Site Plan. He stated that the only change to the plan is that they will be adding a diesel pump for larger trucks at the site and some labeling. He stated they do have a Permit from Rensselaer County. They resubmitted the information to DOT and need to receive their permit and also DEC wants the outcome of the SEQR from the Planning Board so they can review it. Mr. Kitchner stated he did send a letter to all of the neighbors within 500 ft. of the project with a time frame for construction and also sent a copy of the Site Plan.

Adria Diel inquired about the additional storage building Mr. Kitchner talked about at the last meeting. He stated that they will not be doing the additional storage building due to the embankment in the back. He stated he did not pay the application fee because he thought there might be a 3rd party review. Ken Lorenz stated there would not be that review because there would be no additional storage building. A motion was made by Adria Diel to make the Planning Board Lead Agency, seconded by Clark Brenenthul, all in favor, motion granted.

The Planning Board reviewed the SEQR and talked about the drainage and the wetlands and the Historic schoolhouse. Mr. Kitchner stated he was asked not to touch around the schoolhouse and they will not be doing anything around the schoolhouse area. He stated that there are no impacts to wetlands and the storm drainage will discharge to the stream. The Planning Board found that there were no large environmental impacts from the project. A motion was made by Adria Diel to declare this a NEG DEC, seconded by Mike Bacon, all in favor, motion granted.

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Ken Lorenz stated that he will scan the SEQR review so that the DEC can review it.

Yori Gabay-The Bullish Farmer Site Plan Review

Mr. Gabay appeared before the Planning Board for an Initial Conference. Mr. Gabay has purchased the Old McDonalds at 21451 NY 22 in the Town of Hoosick and would like to open a receiving and shipping business. He will be storing frozen meats in the warehouse and he will have local pickup for consumers to order on the app and pick up the meats. His hours of operation will be Monday-Friday 9:00 a.m. to 5 p.m. He will be closed on the weekends. At this time he will be doing only frozen meats and in the future he would do bone broth and beef jerky. He will work with farmers and have the meat shipped to his warehouse.

The Planning Board reviewed the application and stated this is a permitted use. The business will be going from a restaurant to a small commercial warehouse. This is a change of use but a small change of use and there will be no major changes in the interior, it has an existing bathroom.

Attorney Lyda read Mr. Gabay credentials and feels he has a lot of experience for starting this business. The Planning Board felt they could waive the Site Plan Review. A motion was made by Mike Bacon to waive the Site Plan Review, seconded by Wendy Larson, all in favor, motion granted.

A motion was made to adjourn the Planning Board meeting by Mike Bacon, seconded by Wendy Larson, all in favor, motion granted.

Karen Jennings
Secretary

Minutes approved by Planning Board 5/20/2024

