

Town of Hoosick Planning Board Meeting Minutes
January 22, 2024

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

The meeting was called to order by Chairman Lorenz with the Pledge of Allegiance.

There were no minutes in December, the meeting was canceled.

Steve Eshbach: Site Plan Review

Steve Eshbach appeared before the Planning Board for a site plan review. He purchased property on Rt. 7 in the Town of Hoosick and he would like to start a Greenhouse business. He would like to take the garage down for the greenhouse and turn the existing house into a retail business to sell seedlings and plants. He stated that he would have plants, landscape mulch and soil at the site. He stated that there is 150 ft. frontage and an existing curb cut. The Planning Board reviewed the application and Site Plan. The Planning Board stated that this was a permitted use and is commercial property. The Planning Board would like to see the parking spaces with the dimensions added to the plan with the handicap parking, traffic flow pattern, walkways, scale elevations and location of the sign from the road. Mr. Eshbach will do a modified sketch plan and appear at the February 26, 2024 Planning Board meeting.

Ruth Jones: Boundary Line Adjustment

Rick Tinkham appeared at the Planning Board representing Ruth Jones for a Boundary Line Adjustment of her property on Rt. 22 in the Town of Hoosick. She is transferring 0.91 acres of land from her lands that are disconnected and unused land to (AKA) Uncle Sam Holding Company LLC. Ruth Jones lands will be smaller and Gary Brown's lands will be bigger for his commercial business. The Planning Board reviewed the application and the maps. A motion was made by Wendy Larson to approve the Boundary Line Adjustment, seconded by Clark Brenstzul, all in favor, motion granted.

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Gerald and Lisa LaCroix-Subdivision

An application from Gerald and Lisa Lacroix was presented to the Planning Board for the review of a Subdivision on their property on Rt. 22 in the Town of Hoosick. The location for the two new water supply wells is on the property of the Lacroix's. A portion of the parcels consists of approximately 3 acres that will be subdivided. After the Subdivision approval, title will pass to the Village of Hoosick Falls with funding provided by Honeywell and Saint-Gobian. The Planning Board reviewed the application and site plan sketch and stated that the letter from DEC confirming the project of open development is exempt from SEQRA and also exempt from the usual frontage requirements. A motion was made by Mike Bacon to waive a public hearing, seconded by Adria Diel, all in favor, motion granted. A motion was made by Mike Bacon to approve the Subdivision as is with the Attached Documents consisting of the Resolution Approving Open Development, Letter concerning SEQR Determination and the Agent Authorization Form, seconded by Adria Diel, all in favor, motion granted. Ken Lorenz signed the maps. (SEE ATTACHMENTS)

Jeff Wysocki-Boundary Line Adjustment

Mr. Wysocki appeared before the Planning Board for a Boundary Line Adjustment on his property on Rt. 22 in the Town of Hoosick. He stated that he has a curb cut already for the driveway. The Planning Board reviewed the map for the Boundary Line Adjustment. A motion was made by Adria Diel to approve the Boundary Line Adjustment, seconded by Wendy Larson, all in favor, motion granted.

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Stewarts- Rt. 7 Site Plan Review

Scott Kitchner the Engineer for Stewarts appeared before the Planning Board for a Site Plan Review. He showed the map and the site of the new Stewarts to the Planning Board. He stated the current Stewarts is 3,000 Sq. Ft. and they are proposing a 3,975 Sq. Ft. building at this time but might be over 4,000 if they decide to put a utility room inside. He also discussed a water treatment system because of the PFOA. They will be shifting the new building to the right within their own property and will raise the grade several feet. He discussed the new septic, storm water and the new pumps and the canopy covers over the pumps. He also stated that he would like to put in 8 car charging stations. He will submit to Rensselaer County and to the DEC. Mr. Kitchner stated that the Stewarts will stay open while the new building is being constructed. Mr. Kitchner will incorporate changes and will email in an electronic form to the Planning Board.

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

Karen Jennings
Secretary

Minutes approved by Planning Board on 2/26/2024