

Town of Hoosick Zoning Board Minutes
July 6, 2015

Present: Chairman Jim Dunigan, Jerry McAuliffe, Wally Sheffer, Joe MacDonald
Andy Beaty and Attorney Mark McQuerry

A public hearing was held at 7 P.M. for Enlighten Power Solutions. Mr. Frank stated that they would like to install a 485kw solar array at the Hoosac School grounds in the Town of Hoosick to provide electricity to the Hoosac School. The project would be located in back of the athletic field and felt the project would not have an impact on neighbors. There was no one from the public that attended the public hearing.

The regular Zoning Board meeting was called to order by Chairman Jim Hoag with the Pledge of Allegiance

Enlighten Power Solutions: The Zoning Board reviewed the list that Mr. Frank was to provide to the board, he produced a letter from Dean of Hoosac School concerning the road issues and an email from the Hoosick Fire Department in which there were no issues from either of them on access and digress of the property. He produced a landscape plan and the setbacks were ok there will be a gate at the end of the road and there will be access to the site. Mr. Frank had stated that he did send out the letters to the neighbors for the public hearing but he did not send registered return receipt letters. The Zoning Board stated that he did not include all neighbors within 500 Ft. of the project and he would have to resend out the letters to the neighbors and there would be another public hearing held on August 3, 2015 at 7 P.M. A motion was made by Wally Sheffer to adjourn the public hearing, seconded by Andy Beaty, all in favor, motion granted. A motion was made by Wally Sheffer to have a public hearing on August 3, 2015 at 7 P.M. seconded by Andy Beaty, all in favor, motion granted.

Karen Blanchfield-Marker Road

Karen Blanchfield provided her special permit application for the dog show training boarding school. Only 1 acre of her land is impacted by this project. There is one adjacent land owner she stated and that was the Gallaghers. There are no dogs kept outside only for exercising they are kept in the house or in the

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basement in crates. The dogs have exercise pens. The board felt it would be helpful to see pictures of where the dogs are kept. They would like to see the view with dimensions on the site plan. They would like the fence heights and what the wall materials that the pen would be made of. They would like a lighting plan and the distancing from the pen to the property line. The applicant will do a drawing and bring a description of the operation, she will also state how she will be addressing the noise issue and put the number of maximum dogs she will have at one time. She will also bring registration papers for each dog. The board also would like a description of the exercising and how long of a period of time they will be outside and how many dogs out at once to figure the noise impact. The board stated that the noise level can be no higher than 80 decibels. They suggested to the applicant that she might want to find an Engineer to test the noise level. There will be no waste left outside and where it is brought when disposed of. There will be a no sign at this time but if she intends to have one in the future show the size of sign, show lighting and landscaping and screening on the plan. They would like to see a drawing of the interior of the basement and how many dogs are kept there. The EAF will be reviewed at the August meeting. The applicant will be on the agenda for the August meeting.

Nextera Energy-Site Plan Review

Virginia Cook presented a site plan for a solar energy operation on the land of Larry Bugbee at the east of the intersection of Pine St. and Highway 22 in the Town of Hoosick. This project is in a Light Industrial Commercial area. They would like to operate two 2.6 MW Solar Generation Facilities. They would be fixed arrays and they would be two separate systems on two separate sites. Mr. Bugbee has to appear before the Planning Board for a subdivision.

The Zoning Board reviewed the site plan and a permit is needed. The board then reviewed the site plan in detail. They reviewed the lighting plan the setbacks Ag data statement was ok, there will be 20.7 acres of land for the project. The applicants will show the setback any glare issues, landscaping plan, warning signs on the fences, vehicle egress and digress for emergency vehicles, topol map and letters from the Fire Department and the Army Corp letter. The applicant asked if he could send letters to the neighbors to inform them of the project. The Zoning Board said that applicant could do that but it would not be for a public hearing

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until they receive all the information they need and review the complete application and if all information is received then they would determine if they have a complete application and send out the complete information to Rensselaer County for their review and schedule a public hearing.

Nextera Energy-Site Plan Review

Virginia Cook appeared before the Zoning Board for a site plan review of a solar array on the property of Mr. Brownell of Wallomsac Metal Recycling. This property is located at SW corner Highway 67 and Cottrell Road in the Town of Hoosick. This would be the operation of one 2.6 MW Solar Generation Facility. This property is in an Ag/Residential area. The project will require a 9.1 acre parcel. The project requires a special permit. The Zoning Board reviewed the plan and would like to see setbacks, landscaping plan, signs that will be on fences, vehicle egress and digress, they will need a letter from the Fire Department and the Army Corp and a topol map. They will produce the required items at the next meeting and the board will review the information and if all information is received then they would determine if they have a complete application and send out the complete information to Rensselaer County for their review and schedule a public hearing.

Irving Cross-TAX MAP # 47.26

Mr. Cross appeared before the Zoning Board concerning his used car lot. This lot is located on Rt. 67 in the Town of Hoosick. He stated that he would like to sell cars and the site is 6/10 of an acre of land. There will be 30 cars at a time on the lot. This project is in a hamlet and a special permit is required. The Zoning Board reviewed his application and stated that on his sketch drawing he would have to show his parking plan of the cars, maximum number of cars on the lot at one time, visual buffering plan, show his sign and the building dimensions and setbacks. Mr. Cross will be on the agenda for the August meeting.

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BounceLinx-Site Plan Review

Mr. Carnett appeared before the Zoning Board concerning an internet site for the Town of Hoosick. The site is off of Bovie Hill Road and Knapp Road. There is a logging road into the site. The setbacks are 120ft. He will need a letter from the owner for permission for him to appear before the Zoning Board. This site is in a Rural/Residential area and a special permit is required. He will have to show his egress and digress and get letter from Fire Department for emergency access. He will appear in August with the required documents. A motion was made by Joe MacDonald to approve this as a complete application, seconded by Wally Sheffer, all in favor, motion granted. A motion was made by Joe MacDonald to declare this a NEG DEC, all in favor, motion granted. A public hearing will be on the agenda for August 3, 2015 at 7:00 p.m.

The applicant will be on the agenda for August.

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

Karen Jennings
Zoning Board Secretary

Minutes approved by Zoning Board on
August 3, 2015