

Town of Hoosick Zoning Board Meeting Minutes  
June 3, 2024

Present: Chairman Lloyd Moses, Gary Sussman, Eric Ziehm, Greg Morin  
Attorney Pezzulo

Mr. Moses, Chairman of the Zoning Board introduced himself and the new member Greg Morin who was appointed last week by the Town of Hoosick. He stated that he is a code inspector in another district and was a former code inspector 2 years ago for the Town of Hoosick. He stated that there are now 4 members of the Zoning Board with the new changes and they are looking for one more member.

A motion was made by Gary Sussman to approve the May 6, 2024 Zoning Board minutes, seconded by Greg Morin, all in favor, motion granted.

**Mr. Zimmerman: Car Repair Shop Pine Valley Road**

Mr. Zimmerman did not appear at the June 3, 2024 meeting.

**Wilson Hill Solar Array**

Mr. Riley of Nexamp reintroduced the project of the solar array on Wilson Hill Road with a slide show. He stated this was a community solar project on 20-30 acres of land and would be a 5 megawatt project and it has a local substation.

He stated that the power source could accommodate 1,200 residents but they need to sign up and get 10% off their National Grid bill.

The Zoning Board reviewed the project and stated that they were concerned about the visual impact of the project. Gary Sussman stated that the project is not a solar farm as being presented, it is an industrial site on farmland. Mr. Riley discussed the timeline of the project and the potential layouts and stated that the current layout shifted the access road off the Mattison property with a 11.9% grade from a 15% grade and it will not be built on wetland. The road goes from Mattison Road upward, they will be able to negotiate with the Mattison family if they need to and a drawing was submitted showing the road.

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Mr. Riley stated there is an existing power pole going underground with wire and there is one riser pole to go across the street.

Mr. Riley went through the updated visuals.

Gary Sussman asked if the largest landowners were notified. He stated that the Sternberg and Perkins property is along the hedge row of the Bugbee property and believes they are most affected by the view. The Zoning Board requests that there be pictures taken of the view of the Solar Array for the largest landowners on the other side of the hill. The Zoning Board also required National Grid to do a site visit of the project and present a letter to the Zoning Board.

Mr. Riley stated that the Labarge letter was received today regarding the culvert and he will modify the plan.

A motion was made by Greg Morin to have a public hearing on July 9, 2024 at 7:00 P.M. for the Wilson Hill Solar Array, seconded by Lloyd Moses, all in favor, motion granted.

Hoosick East and Hoosick West Solar Array:

Mr. Frateschi from TSA Clean Energy appeared before the Zoning Board on 2 Solar Array projects. He stated that there are two similar projects on Johnson Hill Road and on 21960 State Rt. 22. This is in an Industrial Zone district and will be one 2 parcel project and will be 5 Megawatt projects on each site. The entire project will be a ground mounted solar project on 54+ acres of land out of 287.9+ acres on 2 parcels.

**Hoosick East Solar Array-Johnson Hill Road**

Mr. Frateschi stated this is a well screened property and flat easement to Rt. 22 and there is an access road. There is landscaping on Johnson Hill Road and the site plan will be submitted following this meeting and put together on a slide for the Zoning Board to review.

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Gary Sussman inquired about culverts and runoff and Mr. Fraateschi stated that the driveway has a culvert and they will be improving the runoff, he stated it was approved by Ag & Markets. He is working with Laberge on the project and the total acres is 27 for this parcel. He stated the panels are US made panels. He will show the drainage on the next sketch that will be submitted. He will be using sheep grazing and will consult with sheep farming consultants.

**Hoosick West Solar Array: 21960 State Rt. 22**

Mr. Frateschi stated this is on 27 acres and there are pre-existing wires and the substation is close to this site. This property meets the setbacks and he will also be using sheep grazing on this site. He will also have more information and do a slideshow for the Zoning Board at the next meeting.

The Zoning Board and Attorney Pezullo heard from the new representatives of Laberge. They discussed the process for the Solar Arrays and applications for the meeting. The applications and materials should be in 14 days before the meeting or the applicant will not be heard until the following month. Nicole Allen stated that she would like to have a separate table so they could be part of the meeting process. They discussed the posting of the materials on the website before each meeting, Attorney Pezullo discussed the Open Meeting Law with the Zoning Board and discussed the applicants information on the website before the meeting. The Zoning Board discussed the Open Meeting Law and they feel that there are always changes with the projects throughout the process and the Zoning Board would like to only post the materials before the Public Hearing.

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The Zoning Board also discussed the public comments at the Public Hearing and the public will be able to speak for 3 minutes.

A motion was made by Gary Sussman to adjourn the Zoning Board meeting, seconded by Greg Morin, all in favor, motion granted.

The Zoning Board went into Executive Session to discuss matters.

Karen Jennings

Secretar