

Town of Hoosick Zoning Board Meeting Minutes
March 4, 2024

Present: Chairman Jim Hoag, Gary Sussman, Fred Pirie, Eric Ziehm
Mike Bailey, Attorney Gilchrist

Jim Hoag called the meeting to order with the Pledge of Allegiance at 7 P.M.

A motion was made by Mike Bailey to approve the January 2, 2024 minutes, seconded by Eric Ziehm, all in favor, motion granted.

A motion was made by Gary Sussman to approve the February 5, 2024 minutes, seconded by Mike Bailey with an added statement by Gary Sussman, all in favor, motion granted.

Mr. Zimmerman did not appear at the Zoning Board meeting, Jim Hoag stated he notified him that he did not have updated information. Mr. Merriman did not appear at the Zoning Board meeting.

Wilson Hill Solar Array:

Mr. Riley submitted paper copies to the Zoning Board. Mike Bailey stated when he looked over the new information it was different from the original application information. He noted there were minor differences in the parcel acreage, kw production and the overall area. He stated on the SEQR page 1 stated 6.9 mg watts and on the other form it stated 5.0 mg watts and the acreage states 27 acres instead of 19 acres, visual impacts state 19.5 acres and the glare analysis is different and inconsistent with storm water issues. Mr. Riley stated there were all changes made throughout the process of the project. Mr. Bailey stated that the Zoning Board needs to know which parts are correct and that some of the Zoning Board members haven't had a chance to look at the information side by side on the two forms.

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The Zoning Board felt that there was omission of some listing of some of the natural habitat on the EAF form that are on the hill year round such as the Owl which is our namesake for our township and that is important for our historical referencing, and there are other birds of prey, deer, chipmunks woodchucks, bears, foxes, fisher cats, and an occasional moose .

The Zoning Board said that there was omission of the glaring effect on the side of the hill.

Mr. Riley stated that the US Federal Government stated sensitive species included Monarch Butterfly. Mr. Sussman stated that there should be a study with the people that live here and additional species should be added .Mr. Riley stated he needs to know exactly what is needed on form, he stated he has complied with the requests after each meeting.

Mr. Hoag stated he needs a road plan he is concerned of safety with the way the road will go out on Wilson Hill Road. The Zoning Board stated that they need to address the road or they will have a safety concern because the grade is too steep. Mr. Riley showed the road plan and stated that the grade is 15% . Mr. Sussman suggested they move the road in an upward slant paralleling Wilson Hill and ending up coming onto Wilson Hill going up the hill. Mr. Riley suggested that Mr. Bugbee is not willing to negotiate, Mr. Sussamn stated if they are not willing to compromise why should the Zoning Board. Mr. Hoag stated the road is an unresolved issue and he considers it a safety issue. He suggested the road to go uphill on a portion of the Mattison property. Mr. Riley stated that he did talk to Mr. Mattison several times about using some of his property for the road and he does not want to do that.

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Stephanie Alessandrini, P.E. Senior Engineer/ Project Manager at Environmental Design Partnership/and Engineering Representatives for Nexamp/Wilson Hill Solar stated that if the road is changed it will impact the site plan and there will have to be retainer walls put in. Stephanie inquired if the Zoning Board could ask them to go onto someone else's property for the project. Attorney Gilchrist said the answer to that is no but stated that the Zoning Board when reviewing a project can address any safety concerns that they have with the project.

The Zoning Board stated that they would like a picture of the Site Plan going down Wilson Hill every 100 ft. with and without the panels and also would like to see the site with leaf off conditions, they stated during leaf off the view of the project would be much larger. They would like to have a complete radial visual analysis for the property owners that are right up against the hedge row for 12 months a year. Mr. Sussman stated that the property owners along the hedge row, specifically Shira Sternberg and Donna Maria and Charlie Perkins should be notified about the project and the visual impact. It was suggested by applicants that they could plant more trees but Mr. Sussman stated this in complete contradiction to the idea of view shed. The Zoning Board would like a visual impact from every area that will be impacted within the Town of Hoosick. Jim Hoag also needs to have a Resolution to the road issue before going forward with a Public Hearing for the solar array project.

The Zoning Board inquired why the wiring could not go underground, Mr. Riley stated that National Grid stated that it would be too dangerous to put the power line underground. The Zoning Board requested a letter from National Grid stating why it would be too

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dangerous to put the power lines underground. The Zoning Board inquired about trees on top of the hill, they want 3 sides with rows of trees. Stephanie stated that the picture shows the trees and they will fill in as they grow for the visual impact.

The Zoning Board's Consultant for Laberge Group, Senior Planner Kevin Schwenzfeier stated he will compile a list for Mr. Riley of Nexamp that were concerns of the Zoning Board and he will send it to Mr. Riley.

Coyote Flaco Community Solar Array

Mr. Elliot from Green Slate Energy Inc. appeared before the Zoning Board for a Solar Array project on the lands owned by Jeff and Vicki Wysocki. The lot is adjacent to 21163 NYS Route 22 off of Bovie Hill Road. It will be a 7.81 MW DC/5.0 MW AC solar array. The total acres for the generation of electrical power is 36 acres. Mr. Elliott stated that the power lines are on Mr. Wycoki's property and the panels will be up on the hill, the land was a forested area. The Zoning Board inquired about the road entering the site. Mr. Elliott stated a new access road will be constructed off of Bovie Hill Road. Mr. Elliott discussed cutting the trees down and Mr. Wysocki stated that the trees were already cut down 4 years ago. The Zoning Board reviewed the documents and stated that the documents online on the Town Website are not the same documents that were presented at the meeting. The Zoning Board stated the application has to be properly filled out for the Town of Hoosick website. Mr. Elliott stated that he might have sent the wrong documents to the Town of Hoosick website but feels he has a complete application for the Zoning Board.

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Attorney Gilchrist stated that since the documents on the website that the public could review and the documents that are being reviewed tonight at the meeting are not the same documents it could potentially be a legal issue.

The Zoning Board requested that Mr. Elliott submit a complete new application for the next meeting and the new application has to be the same that is on the Town of Hoosick website. He also needs a Decommissioning Plan for the next meeting. Mr. Sussman inquired about the slope at the top of the hill and a potential water issue. The Zoning Board requested Mr. Elliott submit a new application to the Zoning Board's Senior Planner, Kevin Schwenzfeier for his review before it is put on the Town of Hoosick website. Mr. Elliott will send a completed new application with 7 copies to the Zoning Board for the April 1, 2024 Zoning Board meeting. Mr. Elliott also inquired about the Fitzsimmons solar array project. Mr. Hoag stated that the way it works for solar is only two solar projects at a time and at this time there is the Wilson Hill Solar Project and the Coyote Flaco Community Solar project.

A motion was made by Fred Pirie to adjourn the Zoning Board meeting, seconded by Mike Bailey, all in favor, motion granted.

The Zoning Board will meet in Executive session.

Karen Jennings
Secretary

Minutes approved by Zoning Board 4/1/2024

