Zoning Board of Appeals

Town of Hoosick, NY

September 5th, 2023

Public Hearing

Hawthorne Solar – CS Energy

**Public Comment Summary**

1. Sipperly – intersection of Pine Valley Road, Spicer Road, and Fords Road
	1. Against the project.
2. Plasse
	1. What is the benefit for the town?
	2. Could toxins end up in the ground?
	3. What level of maintenance is required?
	4. What are the safety hazards of the facility?
	5. What is the ownership structure of the facility?
	6. How local is this project?
3. Zifflebauer
	1. Area Variance Criteria don’t apply.
		1. Detriment to property values.
		2. Setback changes are permanent and stay with the land.
		3. High environmental impact.
		4. Need changes to tree-clearing laws.
	2. Landowners need to be the ones to ask for variance.
	3. What is the price for remediation?
	4. Why doesn’t this project utilize Agrivoltaics?
	5. Coxsackie changed zoning for solar to industrial zones only.
	6. Should provide reimbursement to all who lose property value.
4. Property at highest elevation on lower Pine Valley Road
	1. Unable to screen the area from their property and will lose vista.
	2. Should offer a site visit for all residents to show impact of the project.
	3. How does the bond adjustment every five years work?
	4. Assessment will change, how will properties maintain their values?
5. Moses
	1. What is the Hoosick substation capacity?
	2. Will this be a PILOT project?
	3. What is the total value of the property after its built?
	4. Who are the partners and subsidizers?
	5. What are the road impacts to Fords Road and Pine Valley Road.
	6. Why would this site ever be turned back to non-solar?
	7. Stormwater management inspection is necessary beery 30 days during operation and each week during construction.
6. Pine Valley Road
	1. What types of drives are on the tracking system?
	2. What impact will there be on the cemetery at north end of property?
7. Pheasants are released in that area, what will be the impact?
8. Will there be an alteration to wildlife travel?
9. Windy Lee Farm on Michelle Way
	1. 75-acre adjacent farm
	2. Concerned about the construction noise impact on 12 pregnant thoroughbred mares.
	3. Potential loss of livelihood if they miscarriage due to stress.
	4. Breeding is from February through June.
10. Hoosick Fire Company
	1. What is the tax levy going to be on the properties; less, equal, more?
	2. Will it be taxed on top of current taxes?
11. Former Property Owner
	1. How will you avoid the burial plots?
	2. Current road funding is insufficient; costs $13k/mile for pavement. What will the truck traffic impact be on the roads?
12. What is the noise level from the fans?
13. General noise levels are amplified due to the topography of the area and should be accounted for.
14. Mills
	1. Solar proponent at a small scale.
	2. What percentage of Pine Valley residences will be able to see the array?
	3. Where are the panels coming from?
	4. There will be an impact from noise and light due to tree clearing.
	5. There is going to be little benefit to the community.
	6. Who is benefiting from this project?
15. Wisockie – Route 22
	1. $5-6k/MW per year, $1M over 20 years in taxes based off the county model.
16. What will be the impact to travelers?
17. Will local workforce be utilized? How many jobs?
18. Why was the project scaled down?
19. Spicer
	1. How will you prevent impact to bald eagles?
20. Why aren’t domestic companies being utilized for materials?