

Town of Hoosick Zoning Board Minutes  
February 1, 2016

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

The meeting was called to order at 7 P.M. with the Pledge of Allegiance. A motion was made by Wally Sheffer to approve the January minutes, seconded by Joe MacDonald, all in favor, motion granted.

The public attended the Zoning Board meeting to hear the landscape plan on the solar array project on Larry Bugbee's property on Rt. 22.

Larry Bugbee appeared before the Zoning Board with his landscape plan. Bohler Engineering was the company that he hired to design his landscape plan. Mr. Boya presented the plan to the Zoning Board. He stated he designed a landscape plan with trees and shrubs with different heights and different textures. This landscape plan will not disturb the wetlands on the property. The trees on the plan should be 12ft in height and the full growth will be 18ft by 18ft or 20ft. by 20ft. He did suggest a Red Dogwood tree which would be 2 to 3 ft. at planting and grow to 6 to 10 ft. in height and spread and add color to the buffer. He stated that Evergreens would be planted for greenery and they would get a reputable nursery to plant the trees. He also stated that bonding would be put in place for the project.

Joe MacDonald inquired about if they would be checking on the landscape project to make sure that it was sufficient. Mr. Boya stated that it would be a 2 year plan to make sure everything is growing and that the planting is ok. He stated that the nursery that installs the landscaping should be bonded for 10% of the labor and material.

Jim Sutton stated that he is a landscaper and felt that these trees would not grow in the soil that is present on the property. The property is blue clay and several plantings would not survive the soil and high water table. He stated that two of the shrubs might live in the soil but he did not believe Evergreens would grow in the soil. He stated that the wetland is not accurate on the map. He also stated that the landscaper should not be the one to have to bond the project it should be the Engineering Company. He also stated that Mr. Bugbee should have an Engineer stamp the survey map not just a landscape architect.

Mr. Boya stated that other options could be available for the landscaping plan.

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Mr. Halford of the Soil Conservation Department of Rensselaer County spoke to the public and the Zoning Board on his opinions of the solar array landscaping project. He stated that along the road of Rt. 22 is riverhead soil and he does believe that there are trees that will grow in the soil on the project site. He reviewed the Topographic map around the plan site. He believed that the soil could be amended when doing the planting. The public inquired if he pulled soil samples. Mr. Halford stated that he did not pull soil samples but soil maps were provided and he reviewed the soil maps. The public was concerned that these are old soil maps but Mr. Halford stated that soils don't change usually if it is an undeveloped area and this area is an undeveloped area.

The public stated that they would like an Engineer sign the architect landscape plan and that the bond should not just be 10% of the project. The public stated there was a lot of water in the fields. Mr. Bugbee stated that there was a lot of water in field but Niagara Mohawk came and put in a road and Larry fixed the drainage problem.

The board reviewed all concerns of the solar array project.

A motion was made by Joe MacDonald to approve a conditional landscape plan with the conditions named by the Zoning Board, seconded by Andy Beaty, all in favor, motion granted.

Bugbee Landscape Plan:

The applicant provided a landscape plan for a vegetative barrier in certain locations on the north, west and south of the project site, with notes and details prepared by Bohler Engineering and stamped by a New York registered landscape architect.

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The Zoning Board unanimously passed a motion to approve the plan with the following conditions.

1. The applicant shall maintain the vegetative barrier for as long as the solar array is present on the site.
2. The applicant's parent company, NextEra Energy, Inc., will provide a guarantee maintenance of the vegetative barrier for five (5) years from the date of completion of installation, including provision of soil amendment, installation of berms and drainage as may be deemed necessary by the installation company or otherwise to ensure the health and projected growth of all vegetative barrier plants and materials
3. The applicant will submit the same site development plan drawing as was provided to the Board, stamped with both the New York registered landscape architect and a New York licensed civil engineer.

A motion was made by Joe MacDonald 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