

Town of Hoosick Zoning Board Public Hearing Minutes
September 5, 2023

HAWTHORN SOLAR ARRAY

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

The Public Hearing was called to order by Chairman Hoag with the Pledge of Allegiance at 7 P.M.

Sage Ezell and Mitch Quine Representatives from CS Energy appeared to discuss the Hawthorn Solar Array they presented to the public the information for the Solar Project. Mitch explained the project to the public and stated that the project is a proposed 20 MW solar photovoltaic system set to be located in the Town of Hoosick across approximately 130 acres in an Agricultural/Residential District. The project will be located on 3 parcels, owned by two landowners along Pine Valley and Fords Road. The participating landowners will have lease arrangements with the Applicant for the project lifetime, which will last 25 to 40 years. The map of the lands were provided for the public to view and he explained the project layout. Mitch stated this would be a construction project for 2 years. He stated that landowners could get power from the project if they have National Grid. He found that there were minimal environmental impacts from the project. He stated that there will be a decommissioning plan and bonds for the Town of Hoosick. He stated it would benefit the Town with property taxes to the Town and School District.

Mr. Gilchrist read the Notice of Public Hearing to the public.

The public hearing was now open for discussion and they were asked to keep it to 3 minutes each for comments.

Janice Cipperly-402 Spicer Road

Ms. Cipperly stated that she is against the project, she would be affected because her property is on the intersection of both Pine Valley Road and Fords Road and she would be able to see the panels. She also stated her brother Carl Cipperly, who could not attend, is also against the project. She asked if it is run by batteries and would there be a noise issue from the

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panels. Mitch Quine stated that there might be a small noise but the panels are not run by batteries. Janice stated that it impacts other than neighbors it also impacts others who travel daily on Pine Valley Road.

Sylvia Plasse- 28 Wagner Road

Ms. Plasse stated that she was against the project. She was concerned about Safety, stated there were a lot of woods and grass around and wanted to know if they would see the Solar from Pine Valley Road She inquired about the maintenance of the project and wanted to know if property owners benefit from the electricity and what the benefits are to the Town of Hoosick. She also wanted to know what kind of company CS Energy was and what happens to the land if the project is no longer there. Mitch Quine stated that CS Energy is a privately owned domestic company based in New Jersey . He stated there is not a power reduction on your current bills but residents could sign up to go off the panels to save if they have National Grid, Town of Hoosick would benefit from the taxes that will be paid to the Town. Mitch stated you can see it from Pine Valley Road and there will be a maintenance plan for the project and if solar is no longer in existence there will be a bond to take out the panels. The property can be accessed by the Fire Department and EMS and they will provide training to them.

She was also concerned about the noise level the way it sits on Pine Valley Road. She also had a concern because there are Bald Eagles in the area. Mitch Quine stated that DEC had no concerns.

Mr. Gibbons-Lower Pine Valley Road and 1483 St. Road Rt. 7

Mr. Gibbons stated he has property on Pine Valley Road and was concerned about landscaping and screening and doesn't think anything can block the view of the project. He stated he is against the project. He believes the solar project will devalue their property with the visual impact it will have.

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Lloyd Moses- Eagle Bridge Road

Mr. Moses wanted to know if there would have to be upgrades made to the Hoosick SubStation

Mr. Moses was concerned about whether there will be a Pilot Plan from the Company with the Town and School. He stated that Fords Road will not be the only road affected by the construction of the project. He wanted to know what happened after 30-40 years would it go back to farmland?

Mitch Quine stated that there will not have to be any upgrades to the sub station and he stated that there will be a Pilot and Decommissioning plan and there will be a Bond.

DEC recommends there will be a weekly maintenance on the construction for stormwater issues.

Mr. Moses stated he is not in favor of the solar array.

Don McCabe: 682 Pine Valley Road

He stated his concerns are Stormwater Maintenance, Impact on the cemetery on Fords Road and the loss of habitat from Large Projects.

He has had wildlife travel through his property and does not want to see that disturbed.

Mitch Quine will look into the cemetery on Fords Road and would not disturb that property. He stated there is a stormwater maintenance plan.

Mr. Willard-Windy-Lea Farm 10 Mitchell Road

Mr. Willard was very concerned about his business. He has 75 acres adjacent to the solar project and he breeds thoroughbred horses. His main concern is the construction site is close to where he breeds his horses and he fears the noise will have an impact on his business. He fears that when his horses are pregnant the noise might scare them and they will lose their

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babies and that would have a huge financial impact on his business. He has consulted a veterinarian but there will be no way of knowing until construction for the solar project begins. He breeds about 12 to 15 horses a year.

Richard Hunt-Hoosick Fire Department

Mr. Hunt stated that this is a bigger project than he thought and he's concerned you might need two Fire Departments to get into the site. He also inquired about the tax credit and revenue the Town will receive when the project is complete.

Joyce Brewer: 20 CT Lane

Joyce Brewer was concerned about the cemetery also. She was concerned with someone that was buried there and how this project would impact that. She was also concerned about the construction and the big trucks on the Town Roads and wanted to know if they hire local companies. Mitch Quine stated they do partner with local companies when possible and any damage to the roads they will pay. Joyce stated sometimes the damage doesn't happen to the roads for a while.

Nancy Mills-75 Pine Valley Road

Nancy Mills stated she is not opposed to solar; she has panels in her yard for solar energy. She is more concerned of the visual impact and stated how 12 people will be able to see the panels from their property. She wanted to know if the equipment is American made and who benefits from the solar project. Mitch Quine stated that they use Tier 1 Manufacturer for the panels and property owners could benefit with a 10% discount if they have National Grid power and the Town would benefit from the taxes they will be paying.

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Jeff Wysocki-21063 St. Road 22

Jeff stated he is not opposed to the project. He has a solar project on his property and he entered into a Pilot Program. He asked Mitch Quine why he wasn't approached for the solar project on his land. Mr. Quine stated the #1 factor was cost, slopes and the lines of the property.

Marianne Zwicklbauer-73 East Hoosick Road

Marianne stated that she read everything online that the applicant put on the Town Website for the Hawthorn Solar Array Project and also read the Town Law and the Zoning Law. She has many concerns on the project. Marianne Zwicklbaur sent in a written report about her concerns in which I have attached to the Town of Hoosick Public Hearing minutes. See attachment.

A motion was made by Mike Bailey to adjourn the public hearing on the Hawthorn Solar Array, seconded by Fred Pirie, all in favor, motion granted. Public Hearing is open for future comment.