

Town of Hoosick Zoning Board Meeting Minutes  
July 5, 2023

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

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

A motion was made by Mike Bailey to approve the June Minutes, seconded by Fred Pirie, all in favor, motion granted.

The Zoning Board had a lengthy discussion on the Monolith Solar Project. They discussed the conditions that were requested for a permit for the project. The conditions that they requested were never completed.

Richard Satimore had inquired about a small engine repair shop on Rt. 7 in the Town of Hoosick. The Zoning Board suggested that he go to the Building Inspector and they could get an application for a Permit and Site Plan Review. They will need an AG Data Statement, EAF short form and suggested they get a map from the Assessor and find out the neighbors that are within 500 ft. of the property and once reviewed by the Zoning Board there would be a public hearing.

CS Energy appeared before the Zoning Board to discuss the Hawthorne Solar Project. Sage Ezell from CS Energy stated that she went on a site walk of the project with Zoning Board members Jim Hoag and Eric Ziehm and Zoning Board Consultant Kevin Schwenzfeier also attended the site walk. CS Energy is talking to an Engineer about the site and the Site Plan and maps will be stamped by a Licensed Professional Engineer.

They will have to have a Pilot Agreement with specific language and will be finalized with Rensselaer County, Town and School District. The Zoning Board generally discussed the stormwater plan for the project, that the options to lease the project site had been extended, decommissioning requirements including a decommissioning plan and financial security, visual impact analysis, and operation and maintenance for the facility and

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they need to update the EAF for the project with specific language of what would be done with the site. The Zoning Board said they need a complete application and they will have to address any concerns the public might have at a future public hearing but the Zoning Board needs a complete application review and a resolution to become the Lead Agency before a public hearing can be scheduled.

The Zoning Board stated that visual impact is a big concern for the public so they will have to address that issue and Decommissioning Plan and Pilot Agreement will have to be in place and stormwater maintenance agreement will have to be in place. The board also discussed the Escrow for the Project, Sage Ezell stated she will get in touch with the Town of Hoosick Bookkeeper concerning the Escrow.

The Zoning Board reviewed all that is required from CS Energy before the Public Hearing and what the applicants need to do including sending out certified return receipt letters to neighbors within 500 ft. of the project and sending a notice of the public hearing in the Newspaper. Sage Ezell will follow up with the Town of Hoosick Bookkeeper concerning the Escrow Account for the Project.

CS Energy will have everything submitted to the Zoning Board and will be reviewed at the August 2023 meeting and if everything is submitted and Zoning Board does a complete review and a resolution is submitted for Lead Agency they would be able to schedule a Public Hearing for September 5, 2023 at 7 P.M.

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The Zoning Board reviewed the Walloomsac Recycling Permit conditions and discussed compliance of the permit conditions.

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

Karen Jennings  
Secretary

Minutes approved by Zoning Board on 8/07/2023