

Town of Hoosick Zoning Board Meeting Minutes
June 5, 2023

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

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

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

Hawthorne Solar Array Project: Mike Bailey stated he went through all the materials that were given to the Zoning Board. He stated he still has questions about the process and the Zoning Board's role in the process. Attorney Gilchrist stated that multiple agencies would need to look at the packages and give their input about the Solar Array project and there would be a coordinating review package. The packages went out May 12 and everyone has to review and then the Zoning Board can make a motion to become the Lead Agency of the Special Permit and Site Plan Review for the Solar Project. The Zoning Board would then do an Environmental Review of the project and once the board goes through the EAF they will go through the steps on the Hawthorne Solar. Mr. Gilchrist stated that the Town will have to accept the Decommissioning Plan and everything has to be checked off and gone through completely. The Zoning Board makes sure it meets the Solar Section of the Town law and when the process is complete the Zoning Board approves the Site Plan with all information that is needed and any conditions will be in the resolution. Laberge will be helping with this Solar Project and will give their input on the project. Pilot Agreements were discussed by the Zoning Board concerning Solar Projects. The Zoning Board needs to know if the Town Board opted out of the 487 law and the Town Board should make sure they benefit from large Solar Projects in the town.

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The Zoning Board reviewed the map of the Hawthorne Project. The Zoning Board stated that Laberge has to read the full memo and advise what is incomplete and make comments on what needs to be completed.

The Zoning Board stated that the application is not completed enough to have a public hearing at this time. The large Solar Projects usually have large impacts from wetlands, roads and the visibility of the project. The Zoning Board will need information from Laberge what they need from CS Energy to make the application complete. Mike Bailey will have a conference call with Laberge to go over the review and what is needed for the large Solar Project. Attorney Gilchrist will send a letter to Mark Surdam and copy to the Town Attorney on how they can outline issues for a large Solar Project.

Mr. Riley wanted to meet with the Zoning Board on a Community Solar Project on Larry Bugbee's land on Wilson Hill Road. He stated that he has a lease in place and wanted to get some input about the project from the Zoning Board. The board discussed the project and the project is on a 25 acre lot and would be a 5 megawatt project. The board discussed a Decommissioning plan, Pilot agreement and storm water issue with the applicant. The applicant will appear at a later date with an application to review.

The Zoning Board discussed the Washburn resolution and was approved by the Zoning Board to be mailed to John Washburn.

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

Karen Jennings
Secretary

Minutes approved by Zoning Board on 7/05/23