

Town of Hoosick Zoning Board Meeting Minutes
February 6, 2023

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

Absent: Attorney Mark McQuerry

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

A motion was made by Eric Ziehm to approve the January Zoning Board minutes, seconded by Mike Bailey, all in favor, motion granted.

John Washburn appeared before the Zoning Board for a Site Plan Review for Four States Enterprise and he produced the paperwork that the Zoning Board had requested. He gave the scope of operation with the hours of the operation and the EMT and Fire Department letters and the neighbors that are within 500 ft of his property.

The Zoning Board discussed the drainage and lighting and signage on the map. They discussed with the applicant the hours of operation and determined it would be 7:30 a.m. to 5:30 p.m. There will be an Emergency Service also which might be out of the times of their regular operation. The Zoning Board reviewed the Site Plan Review checklist for the project. A motion was made by Mike Bailey to approve that the application was complete, seconded by Fred Pirie, all in favor, motion granted. The Zoning Board will review Part II of the EAF at the March meeting. The application and maps will be sent to Rensselaer County for their review and the applicants will send out Public Hearing notices to the property owners within 500 ft of the project and they will advertise the public hearing at least 5 days before the Public Hearing. A motion was made by Mike Bailey to schedule a Public Hearing on March 6, 2023 at 7 P.M., seconded by Eric Ziehm, all in favor, motion granted.

CS Energy: Representative Mitch Quine appeared before the Zoning Board to discuss a Solar Array Project on Fords Road in the Town of Hoosick.

Town of Hoosick Zoning Board Meeting Minutes
February 6, 2023
Page 2 of 2

Mr. Quine stated that this would be on 3 parcels of land, 2 parcels on the Marbot Family land and 1 parcel on the Dale Ford property. The Engineer is working on the layout of the site. A sketch plan was produced and a survey was done on the property.

The project will be a 20 megawatt solar array and there will be a fence. Sage Ezell will do a Site Plan application and a Special Use Permit at the same time for the Zoning Board. They talked about a variance for the site and the property on the road side is not fenced but the property on the other side would be fenced around the site. There are plenty of setbacks on both sides of the site and the Zoning Board discussed the slopes on the property. The panels will be moveable panels so there will be no concern about panels right behind each other. They have a bond with the Town and they will have a Construction Financier for the project. Gary inquired about the Town getting any electricity and CS Energy representatives stated not directly would there be any electricity. There will be a landscape plan and there will still be sheep raising. CS Energy will put their plan together and appear at a later date with a complete application and completed Site Plan with a time table of construction by the end of this year and it would be a 12-18 month construction. CS Energy stated they should have the application complete by April 2023. The Zoning Board will do a Site Walk of the project.

Jim Hoag stated that Attorney Mark McQuerry was retiring from the Zoning Board and was going to be at this meeting but was unable to attend. The Zoning Board would like to replace him with an Attorney that is familiar with Zoning.

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

Karen Jennings
Secretary

Minutes approved by Zoning Board on 3/06/2023

