

Town of Hoosick Zoning Board Meeting Minutes
January 2, 2024

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

The meeting was called to order by Chairman Hoag with the Pledge of Allegiance.

A motion was made by Mike Bailey to approve the November 2023 minutes, seconded by Fred Pirie, all in favor, motion granted.

HAWTHORN SOLAR PROJECT:

A public hearing was held on September 5, 2023 for the Hawthorn Solar Project. The January 2, 2024 meeting was for the complete review of the SEQRA and for the proposed resolutions for the application for the Hawthorne Solar Array.

The Zoning Board Consultant from Laberge Group, Senior Planner Kevin Schwenzfeier appeared before the Zoning Board to conduct a complete Environmental Quality Review with the Zoning Board.

He read in detail each question and answer from the Environmental Assessment Form to enable the Zoning Board to make an informed Determination of Significance on the potential for environmental impact. Discussion amongst the Zoning Board Members, Mr. Schwenzfeier, and the ZBA Attorney ensued on multiple points.

The Zoning Board and ZBA Attorney then read and reviewed each resolution for the Hawthorn Solar Project:

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Resolution Adopting a Negative Declaration Pursuant to State Environmental Quality Review Act Concerning the Hawthorn Solar, LLC Solar Energy System: Read and reviewed in detail.

A motion was made by Mike Bailey to vote on Resolution Adopting a Negative Declaration, seconded by Fred Pirie.

Zoning Board Vote for the Approval of the Resolution for Adopting a Negative Declaration for the Hawthorn Solar Project:

Member Ziehm-Yes

Member Bailey-Yes

Member Pirie-Yes

Member Sussman-No

Member Hoag-Yes

The foregoing Resolution was declared duly adopted on January 2, 2024

Resolution Granting Area Variances Regarding Hawthorne Solar, LLC Solar Energy System:

The ZBA Attorney read and reviewed in detail, each of the five review criteria for the granting of an area variance and determined that four criteria were met with the unmet fifth criteria, that the alleged difficulty was self-created, not precluding the granting of the variance.

A motion was made by Mike Bailey to vote on the Area Variance Resolution, seconded by Fred Pirie.

Zoning Board Vote for the approval of the Resolution for Area Variance for the Hawthorn Solar Array Project:

Member Ziehm-Yes

Member Bailey-Yes

Member Pirie-Yes

Member Sussman-No

Member Hoag-Yes

The foregoing Resolution was declared duly adopted on January 2, 2024.

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Resolution Granting Conditional Site Plan Approval Regarding Hawthorn Solar, LLC Solar Energy System: Read and Reviewed in detail.

A motion was made by Mike Bailey to vote on a Resolution for Site Plan Approval, seconded by Fred Pirie.

Zoning Board Vote for the Approval of the Conditional Site Plan Approval for Hawthorn Solar Project:

Member Ziehm-Yes

Member Bailey-Yes

Member Pirie-Yes

Member Sussman-No

Member Hoag-Yes

The foregoing Resolution was declared duly adopted on January 2, 2024

Resolution Granting Conditional Special Use Permit Approval Regarding Hawthorn Solar, LLC Solar Energy System: Read and Reviewed in detail.

A motion was made by Mike Bailey to vote on Granting Conditional Special Permit Approval, seconded by Fred Pirie.

Zoning Board Vote for Granting the Conditional Special Use Permit for Hawthorn Solar Project:

Member Ziehm-No

Member Bailey-Yes

Member Pirie-Yes

Member Sussman- No

Member Hoag-Yes

The foregoing Resolution was declared duly adopted on January 2, 2024

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WILSON HILL SOLAR ARRAY

The Zoning Board continued their review of the solar array on Wilson Hill in the Town of Hoosick. Zoning Board Consultant Kevin Schwenzfeier from Laberge Engineering presented his memo review for the project. Mr. Riley from Nexamp had submitted the application and EAF and the Zoning Board discussed the application and map of the site, they discussed the screening for the project. Additional Visual Assessment locations were requested by the Zoning Board from a greater distance than was previously analyzed and submitted. The applicant agreed to supply supplemental materials and prepare a presentation to the Zoning Board advance of the February 5, 2023 Zoning Board Meeting.

A motion was made by Mike Bailey to Declare that the Zoning Board will act as Lead Agency for the project, seconded by Eric Ziehm.

Vote for Declaration for Zoning Board to be Lead Agency of Wilson Hill Solar Array.

Mike Bailey-Yes

Eric Ziehm-Yes

Fred Pirie-Yes

Jim Hoag-Yes

Gary Sussman-No

The Zoning Board will be Declared Lead Agency by a vote of 4-1.

Mike Bailey made a motion to adjourn the Zoning Board meeting, seconded by Eric Ziehm, all in favor, motion granted.

Karen Jennings
Secretary

Minutes approved on 3/4/24