

Town of Hoosick Zoning Board Meeting Minutes  
February 5, 2024

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

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 December 2023 minutes, seconded by Fred Pirie, all in favor, motion granted.

**Mr. Zimmerman-Special Permit and Site Plan-Pine Valley Road**

Mr. Zimmerman appeared before the Zoning Board with an application and Site Plan for an Auto Repair Shop on Pine Valley Road. His property is 600 ft. from Pine Valley Road, which will meet the setback for the project. He needs to ask the Assessor for the neighbors within 500 ft. of his project. An EAF form was presented to the Zoning Board. The building will be 40 ft. by 60 ft. by 16 ft. This will be a Mechanical Auto Repair Shop. He presented a Site Plan and the Zoning Board advised Mr. Zimmerman what needs to be shown on the plan. He needs to show the lighting or any lighting he is going to add, he needs the dimensions on the site sketch plan, show how he will store oil and antifreeze and any drains for the project put on the sketch plan, he needs to show handicap parking and parking spaces and how many vehicles will be at the site at one time and signage for the business. He will revise the sketch plan for the next meeting. He will also bring an AG Data statement. The Zoning Board needs to know if there will be any exhaust fumes and if there is a ventilation and filtration system for precautions for himself and the Environment. Jim Hoag reviewed EAF to see if he needed anything else, he didn't see anything he missed on Part I. Mr. Zimmerman will revise the Site Sketch Plan and will bring 7 copies to the Special Permit Application and Site Plan to the March Zoning Board Meeting.

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**Michael Merriman-Special Permit and Site Plan-Buskirk**

Mr. Merriman appeared before the Zoning Board for a Special Permit and Site Plan Review for a light duty office space on his property. He stated it would be a satellite office space with no customers. He stated this was previously a storage building. He will check with the Town Assessor to see what the Zoning is and will bring a map that shows setbacks, well and septic, and will have a plot plan with the property line setbacks. The Zoning Board inquired about electricity, Mr. Merriman stated there were 16 outlets in the building and LED lights. He stated there are no floor drains in the building and he did a perk test at the property. He stated there are 2 ft. overhangs and there are no gutters. He stated this building is 250 ft. from the road. He will appear at the March Zoning Board meeting.

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**Wilson Hill Solar-Nexamp-Wilson Hill Road**

Mr. Riley appeared before the Zoning Board with a slide presentation of the Wilson Hill Solar Array project. He explained that Nexamp has been doing Residential Solar for 16 years and now doing Community Solar Projects and they maintain their projects for the life of the project. This project is a 5 megawatt Solar Array on 19.19 acres of a 99.52 parcel of land. This is connected to a local existing substation and stays in the community. This project will power over 1,200 homes and they will be able to get a 10% discount on the usage portion of their electric bill. The slide show showed the visual aspect of the project. Mr. Riley showed the arial view from Rt. 22 and stated that you would see some of the project from Hill Road, Rogers Avenue, Hoosick Falls Country Club and Wilson Hill Road. He showed the visual simulation of the poles,he stated that National Grid requires poles and there will be 8,000 individual panels. The distance from the road is 35-40 ft. and at this time there are no gates.

The Zoning Board had a discussion regarding the visual impact of the Wilson Hill Solar Array project. The Zoning Board asked Mr. Riley why this presentation now is more visible than the original plan. Mr. Riley explained that the land is too steep for the panels to be invisible. Mr. Riley stated that the panels are anti-glare panels with a coating on them. The Zoning Board asked if there was a glare study and Mr. Riley said Nexemp would have a glare study done.

The Zoning Board had a discussion on the presentation. Gary Sussman stated that the view cannot be mitigated all together and this is a big visual impact. There are views of the array from every point. He stated people moved here for the views, artists are here to paint the views of the Town of

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Hoosick. Mr. Hoag stated he took a ride up to Rogers Avenue and it can clearly be seen from there.

The Zoning Board then discussed the types of trees that would be planted and the species that will be planted and stated that you will see the panels without foliage. Mr. Riley stated there would be a 20 ft buffer with Cedar White Pine Trees, Evergreen trees that will be 25-30 ft. in height.

The land will be maintained with manual methods as in sheep grazing. The Zoning Board stated they need a stormwater plan, soil types, fence line to the panels, natural resources, a visual analysis and what the poles look like from the street and the planting of the trees in intervals as the trees mature. They need a Fire Department letter to make sure they can get to the solar array project in case of fire.

Mr. Riley discussed the road and stated adjacent owner Mike Mattison has a contract and will be doing the construction site and paving the road but not all of the road. Mr. Hoag stated that he has requested previously an Engineer Drawing Plan for the construction road and the main road that may be used for the next 40 years and needs a detailed plan from the top to the bottom of the road. Mr. Hoag stated that the permanent road is far too steep where it exits to Wilson Hill Road and is a safety issue that needs to be resolved. He is requesting that they get an Engineer Drawing Plan for the Zoning Board. Gary Sussman stated that there is a pond and a year round spring on the property. There were additional discussions of runoff and more culverts on the property site. Gary Sussman requested to walk the property with Mr. Riley. Mr. Riley agreed and they will set up a time to walk the property together. Mr. Sussman stated that he did walk the property with Mr. Riley and they discussed Solar and Energy.

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

Karen Jennings, Secretary     Minutes approved on 3/4/2024

