

Town of Hoosick Zoning Board Meeting Minutes  
September 10, 2024

Present: Chairman Llyod Moses, Gary Sussman, Greg Morin, Eric Ziehm  
Attorney Diana DeSanto

The meeting was called to order by Lloyd Moses at 7:00 P.M. by Lloyd Moses with the Pledge of Allegiance.

A motion was made by Eric Ziehm to approve the August 13, 2024 Zoning Board minutes, seconded by Gary Sussman, all in favor motion granted.

Chairman Lloyd Moses stated that they will be starting the Wilson Hill Solar Array Public Hearing and that anyone that will be speaking state their name and address and they will have 3 minutes to voice your comments.

**WILSON HILL SOLAR ARRAY PUBLIC HEARING**

Mr. McQuine Vice President of Nexamp said this is a 5 mg watt ac Solar Array on Wilson Hill Road. It is on 80 acres of land. He stated that they presented the project in 8/2023 and a SEQRA in 10/2023. He stated that it has been over a year since the project was presented and there has been additional information submitted as the Zoning Board has requested substantial changes on the project. He stated he will answer any questions that he can at this time from the public.

Donna Perkins-156 Fog Hill Road

She is concerned about the steepness of the slope and also wanted to know if there will be any blasting?

Mr. McQuine stated that the project has drastically reduced since the project was first presented and as far as construction we have stated the hrs and the Zoning Board change the construction hours when they review the final project. She also stated that she is opposed to the project and stated there should be another solution to infringement on properties and the land value.

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Dan Douglas-501 Johnson Hill Road

Mr. Douglas stated that he moved to this area in 2004 for the view and he is sad to lose his view, he has a view from his deck which is Wilson Hill Road. He stated we do need energy but his view is everything to him. He stated that the one loss from the renewable energy project is the loss of opportunity to view a beautiful landscape in which he and his family have enjoyed for years.

Sylvia Plasse-Wagner Road

Mrs. Plasse would like to know how many acres of trees will be cut for this project and if it is already cleared. Mr. McQuine stated that there will be 7 ½ acres of trees that will be cut and they did not clear already. She wondered what the total acres will be with ongoing projects, already there is the Hawthorne project and that acreage is 40 acres. She would like to know how many acres they will lose from future solar projects. She realizes that can't be answered at this time but would like a better picture of how many acres of forest could be lost from these solar array projects.

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Mr. Filkins: Wilson Hill Road

Mr. Filkins is concerned about the value of his property. His property is valued at 1 million dollars and most of the value is in the view that his property has and his business is pumpkin and produce sales and worries about his business on his farmland if a solar array goes in next to it. Mr. Filkins also stated he would like to know the screening and landscaping plans. Mr. McQuine stated there is a proposal for landscaping and screening for the project. Gary Sussman stated that he believes it does lower the property values in NYS. He stated that if a solar array goes on industrial sites and farm lands the property values do go down, that is a fact. Also the beauty of township is a big concern and he said that taxation on property is a question with solar array projects.

Mr. McQuine said he did provide information on the taxes and if the Town of Hoosick has any further information he would like that provided.

Marianne Zwicklbauer- 73 East Road

Marianne stated that the Solar Array Company was asked by the Zoning Board to provide a value of properties with NYS data. There are reports in NYS for suburban areas with solar arrays and value of properties but it is hard to get a Real Estate value in the rural areas since they are not looking at beautiful rural mountainous areas. She stated there is a Comprehensive Plan from 2004 and a 2013 Comprehensive Plan that protects the viewshed of property owners. There are 4 areas stated in the plan which are Wilson Hill Road, Johnson Hill Road and 2 other roads in the Town of Hoosick. There also is a current edition of the Comprehensive Plan that also states the protection of the view on these same roads that will be passed within the next month. She asks that the Zoning Board follow the Town of Hoosick Comprehensive Plan when considering this project.

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Gary Sussman was asked by Chairman Lloyd Moses to read the letter by Alison Allen.

Alison Allen wrote a letter to the Zoning Board concerning the Wilson Hill Solar Array. She stated her land abuts to the Solar Installation on Wilson Hill Road, she stated that she has a spectacular view of the Green Mountains to New Hampshire and Berkshire Mountains and to Rutland Vt. since the late 70's. She stated this view will be destroyed by this solar array project. She stated she was only notified 3 days ago on this solar array project and she felt that herself and neighbors should have been notified a long time ago since it has been in the works for awhile and she finds that unethical.

She stated that there are areas that are less intrusive for solar arrays.

She is also concerned about the disposal of the panels when the Solar Arrays are no longer in use. She also stated that the use of these farms for solar arrays can no longer ever be used for farm land again.

She stated her property taxes raised considerably for her property and now with a solar array near the property her value of her property will go down but not her taxes. She believes there should be a temporary moratorium on the Solar Array projects. She asks that the Zoning Board take careful consideration on this project.

John Huthins for the Labor Union spoke in regards to their Labor Union in which they represent Nexempt on the solar array job and they are going to be using as many local people to work with the union that they can. They will be paid well and the job lasts for 3 to 4 months. He stated that many of their temporary workers go on and make a career in construction.

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Lloyd Moses asked if there were any more questions?

Slyvia Plasse wanted to ask the Labor Union spokesman about why they were just hearing about local workers for the job but Lloyd Moses stated she could not address that at the public meeting but could have a private conversation with him.

A motion was made by Lloyd Moses for a resolution to close the public comment section for the Wilson Hill Solar Array project, seconded by Eric Ziehm, all in favor, motion adjourned.

The Zoning Board will accept written comments for the next 30 days.  
Deadline for written comments is October 10, 2024.

Lloyd Moses called a 5 minute recess.

DRAFT