

Town of Hoosick Zoning Board Meeting Minutes
September 10, 2024

The Zoning Board meeting resumed at **7:40 P.M.**

Public Hearing for Hoosick West Solar Array-RT 22

Mr. Frateschi stated that the property on Rt. 22 would be a 5 megawatt Solar Array. There will be an access road down on Rt. 22, DOT will make a larger flow for drainage and there is a landscaping plan with bigger plantings and evergreens. He has shown a 1 year growth on the plan. There will also be sheep grazing on the project. He showed a slideshow for a more visual impact and stated that the public should come up and point out the area on the map that they might have questions on for the solar project.

Public Hearing for Hoosick East Solar Array- Johnson Hill Road

Mr. Frateschi stated that the property on Johnson Hill Road would be a 5 megawatt Solar Array. He stated that this project will have very little tree cutting and they have a landscaping plan with 2 layers of trees with maple trees for color and white spruce and juniper and holly berries for winter and stated they could talk more about landscaping. He showed pictures of 1 year growth and a 5 yr growth of landscaping and a picture of agricultural fencing. This project will also have sheep grazing on the site. He showed a slideshow for a more visual impact that the public can view.

Mr. Caleb Scott spoke to the public and said he does sheep grazing for Solar Array projects and has done this for 12 years. They do agricultural style fencing for the projects. He stated he lost his farm and went from farming to farming on solar sites. He stated solar has become a part of the landscape as we rely less on energy and now farms are a dual use of land. He stated that farmers have to build silos for their farming business and a farmer should be able to use a portion of their land for Solar Array to help with the costs.

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Mary Jackson Dress: 73 Fairbanks Road

Mrs. Dress stated that the Hawthorne project forest land was lost and it was more than a 5 mg watts project. She stated a Moratorium process was passed last year for solar array projects over 5mg watts. She said these projects are 2 parcels and 10 megawatts with 1 company. She is concerned with her view. They can see all the way down the hill from their home and will see it in full view in winter. Also, people walk in that area for the view. She believes only one solar array project can be approved and she would pick the Diel farm over the Rt. 22 solar array project

Andria: She spoke and said that the company stopped at her house and introduced the solar array project. She stated that they said it was going to be a small solar project. She stated she can see it from every window of her house. Concerned with the view impact of the solar array project.

Adria Diel: Johnson Hill Road

Adria stated that this solar array project has been years in the process and she did discuss the plan with several neighbors and she stated they can come to her farm and discuss the project and view the land. She stated that out of her acreage only 27 acres will be for the solar array which is only 12% of her land and she needs to put this in use for her future. She stated that her view has been taken away also with the building of houses There have been many houses built and a huge barn with a glare on the roof. This solar array will help her farm business and help pay her taxes in the future.

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Shane Diel: Johnson Hill Road

He stated that 8 ½ years ago they discussed using a small part of the land to help with the farm expenses and taxes. He has a horse riding business on the land and asked how many neighbors in this room came to support the horse business. One person raised their hand and came to support the horse farm business.

Dylan Diel: Johnson Hill Road

He stated that this project has been many years in the making and they have partnered with the best company for the solar array. He stated Oak Mitzui had an opportunity to place a 100,000 acre business with parking lots, Dylan would much rather see this farm land instead of a commercial plant and keep it intact with animals and now need to use a small portion of their land for solar array.

Lynn Tecker-Rt22

Ms. Tecker asked if there will be sheep grazing on the property and who maintains this. Mr. Frachetii stated that Caleb Scott will be contracting with the Diel's to maintain the landscaping of the property. She also stated that she hopes it will be kept off of Rt. 22 and farther in on the property. She also believes 10% is a small amount off an electric bill and hopes that residents will be offered more than 10%.

Dave Dress: Fairbanks Road

He stated he received a letter that there was a public hearing on the solar array projects and he didn't get the full documents. He stated the view in the winter they will be able to see all the way to Rt. 22 and in summer they

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will see the other solar array site. He talked about the screening of the project, inquired about glare analysis and property values of the properties. He stated that Johnson Hill Road was in the Comprehensive Plan to be protected.

Mr. Frateschi stated that they have a landscaping plan with farm fencing and trees and the farm will have sheep grazing.

Mr. Dress asked how they get information on these projects when they change and Mr. Moses stated they can discuss that after the public hearing.

Stacy Parker: NY Rt. 22

Mrs. Parker stated that the solar array projects will impact her property and her mother's property. She asked about the recommended distance a solar array should be from a residence. She stated that the World Health Organization said a Solar Array project should be 1.2 miles away from a residence. She is concerned with health issues and pollution. She also was concerned with the sounds and impact of putting the solar arrays being put up. She stated she can't believe what is being put in this beautiful community.

Tom Alger: 2032 Buskirk Road

Mr. Alger wrote a letter that stated he is in favor of Solar Array projects and asked the Zoning Board to approve solar and respect property owners rights.

The substation on Rt. 22 was discussed and the high tension wires. Mr. Frateschi stated the substation is already existing and is on Sewer Plant Road.

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Gary Sussman discussed the high tension wires and also inquired if the farmers benefit from these solar array projects. Mr. Frachetti said there is no direct benefit to the farmers on the percentage of discount on electricity.

A motion was made by Lloyd Moses for a resolution to close the public hearing for the East and West Solar Array projects, seconded by Eric Ziehm, all in favor, motion granted.

The Zoning will accept written comments for the next 30 days which will be October 10, 2024.

Rick Tinkham-Thomas and Rita Dee

Rick Tinkham appeared before the Zoning Board for an area variance for Thomas and Rita Dee on Breeze Hollow Road in the Town of Hoosick.

Rick Tinkham stated that there is a ½ acre lot that they cannot build on; it needs to be a 1 acre lot in the Town of Hoosick for water and sewer and he would like a variance from the Zoning Board for this lot. There is an existing billboard on the property but it can't be replaced in the future.

Mr. Tinkham will appear before the Zoning Board in October.

A motion was made by Lloyd Moses to adjourn the Zoning Board meeting, seconded by Gary Sussman, all in favor, motion granted.

Karen Jennings
Secretary

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