

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
March 29, 2019

Meeting notes (minutes) for Town of Canaan ZBA regular meeting March 26, 2019.

Call to Order at 7:02 PM

Members present David Cooper, Jack Steffek, Pat Liddle, Craig Dillon, Sandy Haakonsen

Agenda outlined by DC 2 files to consider for overview and completeness

Monolith Solar at 30 Flints Crossing 70.-1-4.100 TJB Land Corp / SP roof mount commercial

Kasselmansolar at 117 Goetz Road 48.-1-38 Robert Tebben 3 area variances /SP ground mount residential

Minutes approved (JS/SH) Discussion about status of 2019-01 Pack Shack SP. It is waiting for TOCPB approve of site plan should expect approved at their next meeting 4/15/19. ZBA passed a resolution to hold a special Meeting on Tuesday 4/16/19 to deliberate and form a decision for this file.

Monolith: did a quick file review/ Same project as reviewed presented to ZBA 2018-02 (approved an area variance for energy over-production). Approval of 2018-02 provided standing for TOCPB to complete site plan review and also for SP from ZBA. File status SEQR has been completed /CCPB review completed/TOCPB site plan completed/SP review TOC ZBA pending. File accepted as complete: Hearing date set 4-30-19 (5<sup>th</sup>) Tuesday, April 2019 at Town Hall 7PM

Kesselmansolar Residential ground mount residential solar system at 117Goetz Rd R. Tebben owner. /reviewed file: pertinent details Read ZEO's denial/ lot size +/- 1 acre /as per solar law ground mount min lot size 3 acres/set backs 50' side and rear/not visible from public thoroughfare. As presented will require approval of three (3) area variances /Lot size/ rear lot line10' / side lot line 14'. Brief discussion of rationale for 3-acre lot size and 50' setbacks for ground mount. Some discussion about terrain and possible ways to mitigate/ move collector to be more conforming by placing it on the roof of a new structure which meets the 25 ft setback requirements. Noted that the presented set-backs in point of fact encroach on abutters land and view shed. **Kesselmansolar will update maps to show set back lines of 50' rear & side and also 25' rear and side**

Board discussed how to proceed: Will review variances first and when they are resolved will deal with SP use as a separate filing. Hearing date for area variances 4-30-19 (5<sup>th</sup>) Tuesday April 2019 @ Town Hall.

Adjourned (PL/SH) @8:20

These draft notes were prepared by DC 2/27/19