

PLANNING BOARD MEETING
CANAAN, NY 12029

NOVEMBER 20, 2017

The meeting was called to order at 7:02pm. Jeff Sotek was absent.

Solar array for Malcolm Drummond at 189 Old Hudson Tpke

Malcolm Drummond and Andrew Petersen and the sales representative from Monolith Solar were in attendance.

Mr. Petersen said they had come with 3 options for screening. Pierre said the foliage currently is seasonal and therefore that has to be taken into account. Jens asked which option Mr. Drummond preferred. Mr. Drummond responded use the existing area and fill in where it is not dense.

The three options presented were:

1. Put up an 8 foot fence, which would be 40 feet long.
2. Put in a wall of deer resistant arborvitaes, 8 feet tall.
3. Take the existing area and fill in where it is not dense.

Chad asked what about the projected height of the arborvitaes; the information states they can grow up to 60 feet tall. Mr. Petersen said they would have to be trimmed once a year. Mr. Drummond said they would be close to the road. Mark asked if they would put in an irrigation system and the answer was no. Pierre said the height has to be high enough to shield at the time of installation. Chad said he was fine with that.

Mark asked how tall the trees will be when they are planted. Mr. Petersen said they could be 5 or 7 or 9 feet tall. David and Marlene said 8 foot trees are okay even if a foot or so is buried when planting. That means the trees would be only 6 or 7 feet tall when they are finished being planted.

Mark said the intention of the law is not to have an array in the frontyard. Pierre said the neighbors who came to the ZBA meeting had no objections. Pierre stated the intent of the law is not to be close to the road and if this array was any closer to the road he would not support it. Arborvitaes solve several issues; screening and they are deer resistant. A condition of approval would be replacement if the trees die. The intent is to keep arrays off the front of the property but that can be mitigated with plantings. Pierre asked the Board which option they prefer. Pierre stated he prefers the wall of arborvitaes to include shielding by the road. The Board agreed this was the best option.

Planning Board Meeting

November 20, 2017

MOTION TO APPROVE THE SITE PLAN WITH ARBORVITAE PLANTED AS SCREENING, WITH THE FOLLOWING CONDITIONS: All plans are to be adjusted in the field, if the Building Inspector deems it necessary. All trees must be replaced if any die. All current trees must remain in place. There is to be an agreement between parties that plans may be adjusted by the Building Inspector but cannot be reduced- Pierre Gontier

Second- David Birch

Roll call Chairman Pierre Gontier-yes

Marlene Tuczinski-yes

Jens Braun-yes

David Birch-yes

adopted

Chad Lindberg-yes

Mark DeSanctis-no

A fee of \$50.00 was collected.

Exempt Subdivision for Robert and Glenn Rugen on Frisbee Street

Mr. Rob Rugen said this had been their parents property. The house is on one side of the road and the old office is on the other side. They are having a hard time selling the property and thought it might be easier if it was separated.

Mr. Rob Rugen said they had been told by the previous owner of the ball field (which is located behind the old office building) that they had first refusal for its sale. They offered \$25,000 for it. However, it was sold to someone else who was on the Little League Board. The Rugens had wanted that land (4 acres) to be added to the old office which is currently only 1 acre. So to be able to sell the property easier, they would like to add some land from the house portion to the old office. They would then sell each piece separately. Mark asked what the zoning was and Pierre said residential- RA2. Therefore the Rugens would need to add at least another acre to the old office property.

Chad said it would have to revert back to residential as it was. Mr. Rob Rugen said to make it residential again would be no problem but he said that old office could actually be a 2 family residence since it has an upstairs that could be finished into an apartment.

Chad said to divide this, it has to be contiguous. Also the larger parcel with the house would still have to have 200 feet of road frontage. Chad suggested talking to a surveyor to see if it was possible to add land to the office and still keep 200 feet of frontage on the house site. Mr. Rob Rugen said they had been given Fred Haley's name and they will see

what they can come with.

