

PLANNING BOARD MEETING
CANAAN, NY 12029

FEBRUARY 19, 2018

The meeting was called to order at 7:05pm. Jeff Sotek (excused) and Marlene Tuczinski were absent.

Revision to a previously approved Commercial Site Plan for HJB Holdings for the storage facility at 30 Flints Crossing Road

Chad recused himself and left the room since he is the owner of Taconic Engineering.

Andy Didio of Taconic Engineering represented this application. Mr. Didio told the Board that the reason for the last approval was due to 1 building being resized. Now the proposal is to have the large building eliminated and have 2 small buildings (65 feet x 30 feet each) instead. Also, Mr. Didio said at the past approval (July 2017), there was a 100 foot setback established. The setback is now 80 feet.

Pierre said according to the law any modification to an approved site plan requires County review again. This is a small change to the plan but Pierre said he cannot find a way out of the County referral.

The application was deemed complete. No public hearing is required.

The Clerk will get the file copied to go to the County and it will be hand delivered tomorrow (2/20). This Board will have to hear back from the County before it can proceed.

Solar Array for HJB Holdings at 30 Flints Crossing Road

Andrew Peterson from Monolith Solar is representing this application again. Pierre stated that Monolith Solar has previously submitted this same application to put a solar array on the self storage units. This Board previously denied the request quoting the solar law in which it states solar farms are not allowed. Also, **all** electricity must be consumed on site and cannot be sold.

This application is being resubmitted under a hardship claim and Pierre said that hardship is self created. The applicant still wants to sell electricity from this site and that is not allowed. Pierre said it was denied before (because the Board followed the solar law) and it will be denied again.

Planning Board Meeting

February 19, 2018

