

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
MAY 28, 2019

Present: David Cooper, Heather O'Grady, Pat Liddle, Jack Steffek, Craig Dillion,
Alternate: Sandy Haakonsen

Board Chair David Cooper opened the meeting at 7:07 pm with 1 person in the audience. There is one item on the agenda for this meeting – Deliberation for file #2019-3: for Robert Tebben, 117 Goetz RD East Chatham, NY Tax # 48.-1-38.

The April meeting minutes were approved as submitted.

David opened the floor to two ongoing issues. The setbacks for solar installation variance and the lot size that is two thirds smaller than the allowance by town law. He stated that Scott from Kasselmann Solar had given the Board a letter from the abutting neighbor, Michael Burdick stating approval of the 25 foot setbacks that were closest to his property. David also stated that the board was given an updated stamped plot plan showing the setbacks at 25 feet instead of the original 10 feet.

David's concern is the ground mount residential solar and the difficulty of the working area (1 acre lot). The concern that there are many 1 acre lots in the town and some that are smaller from years ago. The point that a 1acre lot is unique to the neighborhood, although the current neighbor is not opposed. It still is concerning the size of the lot and the possibility of more requests for ground mount residential solar with smaller lots or lots of the same size. David discussed reviewing the Kasselmann Solar website and the "carport" options as an alternative. He reiterated that the use was allowed with only 25 foot setbacks as long as the solar array was mounted on a structure.

Craig discussed that six poles 4x5 layout installation for ground mount would be a better installation due to the size restriction variance. Heather discussed her concerns that she is less opposed to a 25 foot setback but was very concerned about the lot size. Jack also had concerns of the lot size being small but the possibility that a shed could be built under would be okay with a 25 foot set back. Pat stated that if they wanted solar on their property, they needed to abide by the 50 foot setbacks. She was not opposed to them having solar on a lot smaller than 3 acres.

7:40 pm Pat made a motion to approve a ground mount residential system on a 1 acre lot with recognition that the town law is a 3 acre lot for residential ground mount.

Jack 2nd the motion. There was no other discussion and the clerk polled the board.

David: Ney

Heather: Ney

Pat: Aye

Craig: Ney

Jack: Ney

4 to 1 not to approve 1 acre.

David made a motion to adjourn meeting with a 2nd from Craig. All in favor. 7:50 pm

For the Board,

Suzanne Gardella
Clerk