

The *Zoning Board of Appeals* of the Town of Schaghticoke met, in accordance with the Governor's Executive Order, via videoconferencing/ teleconference utilizing the Zoom Application on Thursday, March 4, 2021.

PUBLIC HEARING

There were no public hearings scheduled.

REGULAR MEETING

7:32 P.M. Kristin Pratt, Deputy Town Attorney, explained the Zoom Application. Attorney Pratt stated that the Zoom meeting notice was posted in the newspapers, that the meeting was being recorded, would be available on the Town of Schaghticoke website and would be transcribed at a later date. In addition, Atty. Pratt stated that minutes were being taken and recommended the use of the chat feature, should any technical questions arise during the meeting. Any comments were encouraged to be spoken in order to be recorded.

Chairman McDonough opened the meeting at 7:30 p.m. with roll call.

Present:

Ed McDonough, Chairman
Rich Geddis
Kristin Griswold
Jason Shover

Absent:

Lettie Saheim

Kristin Pratt, Deputy Town Attorney, and Elizabeth Hale, Clerk, were present.

The Board reviewed the minutes from the meeting of February 4, 2021. Kristin Griswold made a motion to approve the minutes as submitted. Rich Geddis seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

Dallas Manson, Business Development Representative for Nexamp, Inc. appeared before the Board to discuss submission of an application for an area variance for a 3 megawatt solar facility, Stillwater Renewables Solar Farm (Tax Map # 22-1-7.1), located in an RA district on the Clifford and Gary Viall property on Stillwater Bridge Road. The 16 acre project with 12' high solar panels was approved by the Planning Board. Due to

COVID19, the project was delayed and it was discovered that the planned racking system for the solar panels was not suitable for the 15% sloped topography of the project, as the racking system would cause more environmental disturbance. A new racking system, which supports the panels, was located; however, the height of the new racking system will increase the height of the panels to a maximum height of 16'4". The Town Zoning Law as modified by the Solar Law limits the maximum panel height to 12' for large scale solar projects. Ms. Manson stated that an appeal for an area variance of 5' would be requested to allow for the greatest possible tilted height of the panels at 17'. Ms. Manson added that the panels will tilt from east to west, will move slowly, and will allow the snow to slide off. While the panels will not remain at 16'4" for the entire day, utilizing the new product will require the panels to be at this height for a portion of the day.

Jason Shover asked if all the panels in the facility would require a variance. Ms. Manson replied that the application was submitted to reflect a variance for the entire facility.

Ed McDonough made a motion to hold a public hearing for an area (height) variance for Stillwater Renewables on April 1, 2021 at 7:35 pm. Jason Shover seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

Donald Jannicelli, who resides at 1150 River Road in a Hamlet District, near the Turnpike Rd. intersection, appeared to inquire about the installation of pole-mounted solar panels on his property. Kristin Pratt e-mailed Mr. Jannicelli links to the Zoning Code and the Solar Law so that Mr. Jannicelli could determine whether he would be required to submit an application for area variances in order to locate the pole-mounted panels on his property. Mr. Jannicelli is aware of the necessary setbacks required in an HD, but is unsure of the proposed location of the panels. The Board suggested that the applicant contact a solar panel company for a consultation to determine the exact location for the poles and for the height of the panels in order to determine if an area variance is required. A completed application and application fee must be submitted by the 15th of March in order for a public hearing to be scheduled at the April meeting.

Ed McDonough made a motion to adjourn the meeting at 8:18 pm. Rich Geddis seconded.

Ayes: McDonough, Geddis, Griswold, Shover

Nays: None

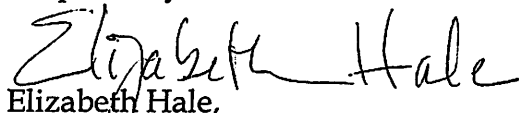
Abbreviations

HD – Hamlet District

RA – Residential/Agricultural District

Respectfully submitted,

date: April 10, 2021



Elizabeth Hale,

Zoning Board of Appeals, Town of Schaghticoke