

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK

**June 27, 2017**

Present: David Cooper, Pat Liddle, Bill Wallace, Christy Ransford, Sandy Haakonsen, Jack Steffek

Chairman Cooper opened the meeting at 7:00 p.m. with one person in the audience.

There is one item on the agenda, which is deliberation on file **#2017-2**, TJB Land Corp. For a photovoltaic project.

David explained to the board that all of the other files have been submitted to the Columbia County Planning Board via the Canaan Planning Board and when they come back, the Zoning Board can continue with them.

Motion made by David Cooper with 2nd by Bill Wallace to accept the May minutes as submitted. All in favor.

Chairman Cooper wanted to bring the Board up to speed on the fact that he had spoken to the Canaan Planning Board chairman, Pierre Gontier and what David told him he is trying to do is make the process of getting a complete application easier. David said that the Zoning Enforcement Officer is under the impression that applicants are intimidated by the application process. He would like to get the applications to reflect whatever permit is being sought. David said he had spoken to other agencies to see if there is an application that combines Site Plan Review and Special Permits etc., but that didn't seem to be the case. David is going to draft a new document and will get it to the Board. He is looking for input from the Board.

Pat Liddle mentioned having a checklist and David said that was also one of the suggestions from Lee Heim/ZEO.

**Deliberation on file #2017-2 began at 7:08.**

David recapped the Solar Project for the Board and then stated that he found the project to be straightforward, and that the only item missing is the documentation for the twelve, month energy consumption which we can make a condition of the approval. David and Bill both agreed it would be an advantage for TJB to have this information. David also stated that he was sure that the Canaan Planning Board made sure they were well under the capacity.

David asked if there were any other outstanding matters and there were none. \*\*Bill said he looked at the panels and it all meets code requirements for fire fighters access to the roof. David stated that this is a C2 zone and they meet all the provisions. David made a motion to approve the application as submitted as long as prior to any building being done that the Board get the twelve, month energy consumption to show that they are within the scope of the Solar Energy law for a Non-Residential System: a system having a gross output of energy no-greater 200kW and providing energy no-greater than 110% of the electric use of the intended installation for the preceding year. Pat with the 2<sup>nd</sup>.

The clerk polled the Board.

Jack Steffek: Aye

David Cooper: Aye

Bill Wallace: Aye

Pat Liddle: Aye

Christy Ransford: Aye

David mentioned again that if anyone on the board wanted to work on a new application either with him or alone that would be great. David thinks the Planning Board would appreciate anything that could be done to get applications complete. Bill mentioned going back to a file that was filled out completely and accurately and using it as an example.

Motion by Pat Liddle to adjourn with a 2<sup>nd</sup> by David. Adjourned at 7:27.

For the Board,

**\*\*Amended**

Heather O'Grady,  
Clerk