



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes –
October 29, 2024

Present: David Cooper, Chair
Patricia Liddle
Heather O’Grady
Craig Dillon
Kevin Mulholland

Absent: Christine (Spee) Braun

Others Present: Kristine Sigler, Zoning Board of Appeals Clerk; 2 Audience

I. Meeting Called to Order

- David Cooper called the Regular Meeting of the ZBA to order at 6:59 p.m.

II. Minutes Review/Approval

- The minutes of September 30, 2024 meeting were approved by motion by Craig Dillon,
- Second – Patricia Liddle
- All in Favor – Motion passed

2024-3 – Public Hearing 2024-4 area variance, Francis and Bonnie Amlaw - 54 MacNeil Road, Canaan 60.-1-22.1.

Reading of Public Hearing Notice regarding this matter.

Question to applicant: Do you have any information to add? Response: Bonnie Amlaw said that because of the rock formation at the back of the property the proposed garage is back as far as they can go and the flat area of land has the septic field. David acknowledged receipt of the revised map. Applicant also said that the shed shown on previous map has been sold and will be leaving the property to clear way for garage. No further questions for Applicant, Bonnie Amlaw from Board at this time.

Motion to close Public Hearing
So Moved – Craig Dillon
Second – Heather O’Grady
All in favor.

Deliberation: Only logical place to add garage. Matter of necessity not convenience. No change to neighborhood because of garage. Does not appear to have negative impact of environmental and neighborhood.

SEQR – listed type II action- Chairman Cooper reminded the Appellant that because of the long-eared bats, the one tree should be removed late fall or possibly winter.

Motion to grant area variance as submitted – Heather O’Grady
Second - Craig Dillon

All in favor.

\$25.00 check for permit fee requested by Heather and paid in cash by Bonnie.

2024-5 Appeal for special permit for solar on 57 Cody Lane. Article V Section J Subsection B

Reading of Application submitted by Alex Martin of Kasselmann Solar LLC

Zoning officer Denied building permit

Alex Martin of Kasselmann Solar attended on behalf applicant Larry Gottesman.

David Cooper asked Alex: Have you been in contact with Planning Board? Response: No, not in direct contact.

David Cooper noted that the Building Permit Application was included in file

Review of application and maps took place by Board.

Alex said that the solar panel would be 5' high by 6' across. Made from Tork, no concrete and inserted into the ground. Total footprint is 596.7 sq ft and there are 4 batteries tied into project for homeowner. Will feed into the grid in addition to solar use. The batteries are located on exterior of the north side wall of the residence. No changes yet in storage batteries being allowed. Review of law regarding batteries and electric use – solar energy law by Board.

Patricia Liddle asked who Scott was, as he was the one who signed the application for this matter. Alex said that Scott is a colleague of his.

David Cooper asked, do nearby abutters know about this plan and Alex said that he was unsure and not able to say.

Patricia Liddle asked for the entire/whole array to be marked out on the property.

Craig requested a more detailed presentation with locations.

Alex asked, what else is needed? Response: Better orientation of the map, more inclusive with landmarks, mark solar array with 12-foot poles, show residence on map. Alex provided a Google map image which may not be accurate but provided just to show area view. Alex will bring a more illustrated and inclusive map showing details and measurements. David Cooper requested measurements from property line be shown.

David Cooper said again, to move forward with the application the Board needs: Better map with common orientation points showing County Route 5 for reference as to location of property and solar panel.

Craig Dillion requested changes to the SEQR with 5B being changed to N/A and 6 changed to NO also indicating that the presentation is important – please provide with the proposal.

Craig Dillion also requested view of access roads

David Cooper said that Google Map is acceptable as long as it is accurate, and the Board can get oriented with the property and location easily stating that if the map shows County Route 5, it would be easier to view and to assist the Board to get oriented.

David Cooper suggested that Alex reach out to the Planning Board as soon as possible and work out what is needed by the Planning Board as the ZBA requirements are less but some things may be necessary for both Boards.

David Cooper also asked that an accurate map be provided to be sure of the location, within one week from today's date which is November 6, 2024. If this occurs on time, the Public Hearing could be scheduled next month.

David asked Alex to talk to the homeowners on the property to let them know the Board will be there to view the location and property. Additionally, to notify abutters 500 feet from all meets and bounds of the property lines. Alex said that he would notify neighbors by certified mail and provide receipts to the Board. The Zoning Board of Appeals will mail a letter stating these requirements and details. If these things are received/completed by November 6, 2024, a Hearing will be scheduled.

Motion to accept file conditionally, that information be received by November 6, 2024 – David Cooper
Second – Craig Dillon
All in favor

Motion to adjourn – David Cooper
So moved – Patricia Liddle
Second – Heather O'Grady
All in favor

II. Meeting Adjourned at 8:11 p.m.

Submitted by Kristine Sigler, Clerk
