



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – **UNAPPROVED**

November 26, 2024

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

Absent: none

Others Present: Audience: 2

I. Meeting Called to Order

- Chair called the Regular Meeting of the ZBA to order at 7:00 p.m.

II. Minutes Review/Approval

- The minutes of the October 29, 2024 meeting were approved by a motion made by David Cooper and seconded by Craig Dillon. The vote carried, as follows:

David Cooper	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Abstain
Kevin Mulholland	Aye

Motion carries.

III. Appeal Case 2024-05, Special Permit for a Ground Mount Solar Array, Lawrence Gottesman, 57 Cody Lane, East Chatham, Tax ID 58.-1-43.220. Represented by Alex Martin of Kasselmann Solar
Public Hearing:

- Applicant handed in receipts of certified notice to abutters.
- Chair reads public notice.
- Pat Liddle asked whether there will be damage to the land after installation of the array and the response was that there would be no damage due to the fact that the posts will be put in using a skid steer and augers and therefore no excavating. No concrete piers and the array is held by ground screws that go down 60 inches. The screws can come right back out for decommissioning. There will be a two foot trench back toward the residence, which will be filled back in. There will be no trees cut.
- Chair states that this project is poster child for a solar array and is impressed by just how isolated it is. No neighbors will see the array.
- Chair asked the board if they had all received and read the SEQR Part II and III which was affirmed by all. The SEQR had a negative declaration.

- Chair asked what the status of the application was with the Planning Board and Alex stated that the project would be on the December agenda.
- Chair seeks motion to close public hearing. Motion by Spee Braun seconded by Craig Dillon. Motion passes:

David Cooper	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

Deliberation:

- Chair says that if the board gets far enough in deliberation to make a decision, then the decision should say that the Appellant is responsible for implementing any changes to the site plan that the Planning Board deems appropriate.
- Board read the criteria for the general standards in regards to a Special Permit.
- Chair asked appellant if there were any other permits that would be required and the answer was no.
- Chair makes Motion to approve file as submitted as long as the Site Plan is approved by the Planning Board and that any changes they ask for are included in the establishment and construction of the array. Second Pat Liddle. Motion passes:

David Cooper	Aye
Patricia Liddle	Aye
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

- Alex will mail the \$25.00 check.

IV. Meeting Adjourned

Meeting was adjourned at 7:24pm, motion by David and seconded by Spee Braun, all in favor.

Submitted by Heather O’Grady, Substitute Clerk