

**ZONING BOARD OF APPEALS
TOWN OF MARBLETOWN
ULSTER COUNTY
COTTEKILL, NEW YORK
(845) 687-7500 Ext. 171**

MINUTES OF May 22nd, 2019 Regular Meeting of the Town of Marbletown Zoning Board of Appeals, held at the Rondout Municipal Center, Cottekill, NY.

Chairman Perry called the meeting to order at 7:00PM.

Chairman Perry asked everyone to stand for the pledge to the Flag.

PRESENT:

Paris Perry, Chairman
Tom Smiley, Vice Chairman
Will Husta
Andrew Nilsen
Kathleen Grambling

ABSENT:

Also present:

Kevin Fredrick, alternate. Shaye Davis, Secretary.

Alternate Mr. Fredrick joined the Board at 7:01PM

Mr. Nilsen motioned to approve the May 7th, 2019 Special Meeting Minutes. Mr. Husta seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mrs. Grambling motioned to approve the April 24th Regular Meeting Minutes. Mr. Husta seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

2019-03SUP – Hurley Motor Sports Solar – Continued Application

Applicant: Solar Generation Projects, LLC

Property Owner: Sloan Hoffstatter

Proposes 200.KW community solar generating system.

Located at 2779 Route 209, Kingston. Zoning District: B-2 SBL: 62.1-3-40.220

No one was present on behalf of this application.

Nadine Carney from Peak Engineering, the Town designated Engineer for this project was present.

The Board discussed with Mrs. Carney the application and the potential view from the one neighbors' home.

Mrs. Carney stated that to help with the view issue the applicant could move the panels further from the property line. She also stated that they would need a Storm Water Pollution Prevention Plan, Topography added to the site plan and a decommissioning plan. She also asked if the type of solar panels they were using met the New York State building code requirements.

The Board went through Part 2 for SEQR but did not accept it at that time.

Mr. Smiley motioned to set the application for Public Hearing on June 26th, 2019. Mr. Fredrick seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

2019-02SUP – CES Marbletown Solar – Public Hearing for SEQR

Applicant: CES Marbletown Solar, LLC

Property Owner: Aldarosi Enterprises, Inc. C/O Allan Harari

Proposes a 5 MW (AC) community solar generating system on approximately 24 acres of the 301 acres.

Located at 2675 Route 209, Kingston. Zoning District: R-1 SBL: 62.1-4-1.2

Michael Moriello, the Applicants Attorney, Steve Ondishin from ConEd Solutions, and Gavin, last name unavailable were present on behalf of the application.

Elizabeth Axelson, from CPL Engineering, the Town designated Engineer for this project was present on behalf of the application.

Steve and Gavin gave a presentation to Ms. Axelson. They stated that they had a soil report completed. They spoke about the accessibility through the parcel to access the different locations of the arrays being the same as the road in the beginning of the project. They stated that they would have black vinyl coated chain link fencing.

Ms. Axelson stated that she would like to see the roadways added and marked through the whole site plan. She asked them to show detail for exiting crossings.

Mr. Ondishin stated that they would have to do no grading on the project site.

Ms. Axelson suggested the applicant use a pollinator mix for the grass underneath the arrays. She also stated that they will need to complete a Storm Water Pollution Prevention Plan. She asked if they had done an archaeological study yet.

Mr. Ondishin stated that they were currently working on the study and should have it soon.

They discussed having underground wiring throughout the parcel and ground screw panels.

Everyone agreed that there was not a major concern about buffer plantings.

Mr. Perry motioned to set a public hearing for SEQR for June 26th, 2019. Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

2019-01 Area Variance – Continued Application

Carter Peabody - Owner

Paul B. Jankowvitz – Architect

Proposes constructing a swimming pool and spa in their front yard.

Located at 105 Cherry Hill Road, Accord. Zoning District: A-3. SBL: 61.3-2-70

No one was present on behalf of the application.

The Board had no discussion.

Mr. Husta motioned to hold the public hearing open. Mr. Fredrick seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

High Meadow School – Continued Application

Kurt Sutherland – Architect

Proposes to expand and/replace current Art Building

Located at 7-15 Acorn Way, Stone Ridge. Zoning District – B-1. SBL: 61.20-5-18.111

No one was present on behalf of the application.

The Board discussed the screening of the new building and possibly making it a condition in the decision.

Mr. Smiley motioned to keep the public hearing open. Mr. Husta seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Smiley motioned to adjourn the meeting at 9:25PM. Mr. Nilsen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Respectfully submitted,

Shaye Davis, Secretary

Adopted and accepted, June 26th, 2019