

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

MINUTES OF July 24th, 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 7:03PM.

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

PRESENT:

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

ABSENT:

Andrew Nilsen

Also present:

Shaye Davis, Secretary and Kevin Fredrick, Alternate.

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

Sam Wilkinson and Paul McMenemy from Solar Generation, LLC were present on behalf of the application. Nadine Carney from Peak Engineering was present as the Town Engineer.

The Board reviewed Part 2 of the Environmental Assessment Form that was prepared by the Town Engineer, Mrs. Carney.

The Board only had concern with the visual impact for the neighbor. They agreed that it was a small impact but that it needed to be addressed in the Part 2 with explanation with what the applicant was going to do to screen where the neighbor was.

Mr. Fredrick motioned to accept Part 2 of the Environmental Assessment Form. Mr. Husta seconded the motion.

All in favor. Motion carried.
5 ayes, 0 abstain, 1 absent.

There was no further discussion.

2019-02SUP – CES Marbletown Solar – Continued Application

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 applicant's attorney, and Nicholas Gorfinkle were present on behalf of the application. Elizabeth Axelson from CPL present as the Town Engineer.

Chairman Perry asked the applicant how long their construction would take and if there would be any blasting.

Mr. Garfinkle stated that there would be no blasting on the site and that the construction would only take less than a year.

The Board reviewed Part 2 of the Environmental Assessment Form.

Mrs. Grambling motioned to accept Part 2 of the Environmental Assessment Form. Mr. Fredrick seconded the motion.

All in favor. Motion carried.
5 ayes, 0 abstain, 1 absent.

Chairman Perry asked the applicant to provide a plan sheet for the fence around the historically sensitive area with the precautions the applicant would be taken.

Ms. Axelson stated that she will request a grading plan to make sure the roadway was drivable. She also stated that for the last 2 arrays, they will need to show a truck turnaround for emergency vehicles. Her last request would be the decommissioning plan for the site.

There was no further discussion.

2019-04AV – Donald Beesmer – New Application

Proposes construct an 10X18 foot shed 18 feet from the property line. As per Section 200-20 of the code, for an R-3 zone it requires a 30-foot set back from the property line.

Located at 11 Mickle Drive, Stone Ridge. Zoning District: R-3 SBL: 61.4-2-45 Acres: 1.02

Donald Beesmer was present on behalf of the application.

Mr. Beesmer explained to the Board that he had purchased another shed and installed it on his property the same distance from the property line as his other shed not knowing that due to the size of the shed, it required a larger set back from the property line. He added that the woodshed next to the new shed was built in 2018.

Chairman Perry stated that Mr. Beesmer was requesting a 12-foot variance for the new shed. He added that Mr. Beesmer would need to send a narrative of why he was requesting the variance.

Mr. Smiley motioned to set the application for public hearing at the next meeting. Mrs. Grambling seconded the meeting.

All in favor. Motion carried.

5 ayes, 0 abstain, 1 absent.

There was no further discussion.

Mr. Smiley motioned to adjourn the meeting at 8:18PM. Mrs. Grambling seconded the motion.

All in favor. Motion carried.

5 ayes, 0 abstain, 1 absent.

Respectfully submitted,

Shaye Davis, Secretary