

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

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**MINUTES OF** December 19<sup>th</sup>, 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  
Kathleen Grambling  
Andrew Nilsen  
Will Husta

**ABSENT:**

**Also present:**

Shaye Davis, Secretary. Kevin Fredrick, Alternate.

**Mr. Smiley motioned to accept the September Meeting Minutes. Mrs. Grambling seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

**ZBA2019-05SUP – Continued Application**

Special Use Permit

Bennett Solar – Juliette Bennett & Scott Greathead

Applicant is proposing to install a large-scale solar system on 12.4 acres of property.

170 Kripplebush Road, Stone Ridge, NY 12484

Zoning District: A-3, SBL: 69.1-5-20, Acreage: 31.10

Cate Parker from Summit Ridge Solar and Ryan Farnum from Creighton Manning Engineering were present on behalf of the application.

Ms. Parker gave a presentation to the Board explaining the proposed project. She stated that the area that will be fenced in will be around 14 acres but the panels itself would be on 8.9

acres and that they would be using the High Falls substation to connect to. She added that the Solar Project would be enough for 300-350 homes in the Town.

The Board asked if the panels were fixed or tracking, visual renderings, and battery storage.

Ms. Parker stated that the panels would slowly track the sun to absorb as much as possible. They also planned on doing visual renderings and had already been in contact with some of the neighbors regarding it. There is no proposed battery storage for the facility.

The Board asked about access point from the Road and throughout the parcel.

Ms. Parker stated that they had originally planned to use the existing driveway for the home but realized that in order to get the construction vehicles in they would need to remove some of the out buildings and the homeowners did not want to do that. The plan on doing the access to the left of the stone house, right past the church. The driveway would have to cross the Kriplebush Creek and they're aware that they will need further permits to accomplish that. She explained that the driveway would be gravel, with a gate next to the wild-life friendly fenced in area for the solar panels. She also explained that the construction would take 4-6 weeks and then there would only be 6-10 vehicles in there throughout the year for maintenance.

The Board discussed having Peak Engineering being the Town Designated Engineer for the project and to see what they believe the cost will be.

Mr. Miller a neighbor of the parcel was concerned with the project and was not comfortable with the applicants taking pictures from their parcel for visual renderings.

Mr. Weintrob and his wife explained that their biggest concern was the viewshed from their house and how visible the panels will be from their house with the hill where the panels will be. They stated that they had already scheduled for the applicants to come over and take pictures to help with the visual renderings.

The Board asked how tall the panels would be.

Ms. Parker stated that the panels would be 10 feet tall.

Mr. Nilsen asked the representatives if they could work the layout of the panels. Most importantly by moving the panels closer to the applicant's house to help with the viewshed from for the neighbors.

Ms. Parker and Mr. Farnum stated that playing with the layout was an idea they could look at.

**Mr. Smiley motioned for the Town of Marbletown to seek Lead Agency for SEQR Review. Mr. Nilsen seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Nilsen motioned to have Peak Engineering be the Town Designated Consultant for the project. Mrs. Grambling seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Smiley motioned to set the Escrow account for \$5,000.00. Mr. Husta seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Smiley motioned to have the secretary post the 2020 meeting dates in the paper. Mr. Nilsen seconded the motion.**

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

**Mr. Smiley motioned to adjourn the meeting at 7:54PM. Mrs. Grambling seconded the motion.**

All in favor. Motioned Carried.

4 ayes, 0 nays, 0 abstain, 1 absent

Respectfully submitted,

Shaye Davis, Secretary