

TOWN OF PLATTEKILL

ZONING BOARD OF APPEALS

P.O. BOX 45

MODENA, N.Y. 12548

Minutes of November 10, 2022

THE MEETING FOR THE ZONING BOARD OF APPEALS OPENED WITH A SALUTE TO THE FLAG BY CHAIRMAN LARRY LINDENAUER AT 7:00 P.M.

ROLL CALL: Larry Lindenauer, Bruce Jantzi, James Fazio, Helene Dembroski, Joe Egan, Judy Loertscher

CONSULTANT:

EXCUSED ABSENCE:

MOTION:

Mr. Jantzi made a motion to move the minutes to the end of the meeting with Ms. Dembroski seconding the motion. All ayes on the motion.

PUBLIC HEARING

Salvatore Acampora

SBL# 101.4-3-2

100 Acampora Drive

Large Scale Solar

Mr. Egan read the public hearing notice.

Mr. Jantzi reviewed the mailing and everything was in place.

Mr. Iahn, Light House Solar, was present to represent Mr. & Mrs. Acampora. Mr. Iahn explained that Mr. Acampora is proposing to build a solar array that does not meet your normal solar regulations. The sole goal of this project is to eliminate the use of fossil fuels and secure their energy needs as they plan for their

retirement. Mr. Acampora would like this to be treated as residential solar rather than a business or commercial.

Mr. Lindenauer opened the meeting to the audience. There were no comments.

Mr. Lindenauer asked Mr. Acampora, at the last meeting, Mr. Iahn said that you wanted to be removed from the grid. How about are you going about this and is it self-sufficient?

Mr. Acampora: Same as a standard system, just for my own use. If the power goes out, we will have to use a generator like everyone else. There is no battery storage.

Mr. Egan: Why are you going for a variance when you have ample land.

Mr. Iahn: Explained that these things take up space and he has apple trees and a nice vista with a view so they would like to tack as close as possible to the boundary lines which are just wooded areas.

Mr. Jantzi: The size is causing the issue here. If this is a change of use it should be checked with Mr. Mandoske. He only did a determination on the size.

Could you move it to a 50 ft setback instead of a 35 ft setback? If you changed it, then would meet the set back and you would just need a special use variance.

This way the variance will always go with the owner in the future.

Mr. Iahn: That is why we wanted to treat it as a residential not a commercial.

Mr. Jantzi: If we do give a variance a stipulation should say this only is to be used for residential. If he moved it to the 50 ft. back, he would be able to expand it in the future.

Mr. Iahn will bring in a new map showing the 50 ft. set back.

Mr. Lindenauer: I will discuss with Mr. Mandoske regarding the fence issue and that Mr. Acampora will bring it out to 50 ft so it will be a larger scale residence with a variance.

Mr. Lindenauer made a motion to keep the public hearing open till 8th of December.

VOUCHERS:

Richard W. Hoyt, ESQ	Amount:	Applicant:
	\$2375.00	Steven Lowitt/United Pump

MOTION: Mr. Jantzi made a motion to approve the voucher with Ms. Dembroski seconding the motion. All ayes on the motion.

DISCUSSION:

Ms. Pearl (Sis) Morse resigned from the zoning board the beginning of November.

Mr. Lindenauer would like to thank Ms. Pearl (Sis) Morse for all her hard work with the town over the past years. Sis, you have been front and center on so many events we hope you can now enjoy your family and time.

MOTION: Mr. Jantzi made a motion to except the minutes from October 13, 2022 with corrections, Mr. Egan seconding the motion. All ayes on the motion.

MOTION: Mr. Egan made a motion to close the meeting at 7:45 with Mr. Jantzi seconding the motion. All ayes on the motion.