

TOWN OF PITTSTOWN
ZONING BOARD OF APPEALS

MINUTES

A meeting of the **Zoning Board of Appeals** was held on January 28, 2019. The meeting was called to order by Chairman Howard at 7:00 P.M.

PRESENT were:

Frederick Howard, Chairman
Todd Boomhower
Randy Hall
David Schmidt
Scott Reiter

Chairman Howard opened the meeting at 7:00 PM.

Old Business

1. Application for Special Use Permit by Borrego Solar to construct a 7.5 MW solar array at 1918 Tamarac Road, on Tax Parcel Identification Numbers 55.-3-49.12 and 55.-3-49.111. The property is owned by the William Wood and Judy Wood Family Trust. Lindsey McEntire, Project Developer, and Gregory Gibbons, P.E., Civil Engineer represented Borrego at the meeting.
 - The board reviewed the materials that had been filed to in support of the application and found them to be complete.
 - Site access control, clearing and long term maintenance of the site was discussed. The applicant will meet with the Pittstown Fire Chief (Jason Harris) to review site access and circulation and respond to any comments or concerns that he may have.
 - Approval Process. ZBA will seek to be SEQRA lead agency and responsible for Special Use Permit. The Planning Board will make the Site Plan Review. Town Board will negotiate the project's PILOT agreement with guidance from the County Bureau of Tax Services.
 - Motion was made by Member Hall, seconded by Member Schmidt for the Zoning Board of Appeals seek to become the lead agency for a coordinated SEQRA review. Town Board and Planning Board are the other Town Agencies involved. There are several other state and federal agencies that should be notified of this request and given opportunity to become part of the Coordinated Review. Gregory Gibbons will provide the ZBA with a listing of the Agencies and their addresses via email.
 - Agricultural Data Statement notification will be made by Borrego Solar's consultant.

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- The ZBA will notify County Planning of the action as the development is on County Route 129, Tamarac Road.
- In order for the project to be eligible for planned NYSERDA funding, it must receive conditional approval for the Special Use Permit by March 31, 2019.
- On motion by Member Boomhower, as seconded by Member Reiter, the Board authorized advertisement for Public Hearing on the project at the next ZBA meeting. (Originally scheduled for February 24, 2019 but later changed to March 5, 2019.)

New Business

No new business was conducted.

Communications Received

Attorney Kenney was unable to attend the meeting due to medical issues.

The official Newspaper for the town is now the Express. The board was provided with appropriate contact information. (Attached)

The minutes of the December 18, 2018 ZBA meeting were approved without any additions or corrections.

Next meeting will be March 5, 2019.

There being no further business, the meeting was adjourned at 7:45 P.M.

Prepared by: F. Howard