

**ZONING BOARD OF APPEALS
MINUTES OF APRIL 25, 2023**

A meeting of the Zoning Board of Appeals was held on April 25, 2023. The meeting was called to order by Chairman Fred Howard at 7:03 PM

PRESENT WERE:

Fred Howard, Chairman
Colton Hill
Doug Jensen
Randy Hall
Dave Schmidt
Colleen Thomas, Secretary

APPROVAL OF MINUTES

Approval of February 28, 2023 Joint Planning Board/Zoning Board of Appeals Meeting Minutes. Chairman Fred Howard made the motion and Randy Hall seconded the motion. A vote was taken. The motion was carried unanimously by the Board.

A motion was made by Member Doug Jensen and seconded by Member Randy Hall to adopt the minutes Zoning Board of Appeals minutes of February 28, 2023. A vote was taken. The motion was carried unanimously by the Board.

AGENDA

Member Dave Schmidt made the motion to approve the agenda of April 25, 2023 with Member Colton Hill seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Closure of Continued Joint Public Hearing – Solar Farm 920 Kautz Hollow Road

Chairman Fred Howard stated as the applicants have withdrawn their application for this project due to National Grid's inability to accept the power generated on the proposed solar farm, this is no longer an active project and the public hearing should be closed. Chairman Fred Howard made the motion to close the public hearing with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

NEW BUSINESS

1. Application by Elizabeth Collins (Graceful Acres LLC) for a Special Use Permit to be allowed to continue to operate an Agritourism/Farm Stay enterprise at an active farm located at 189 and 219 Otter Creek Road, TPID#'s 43.-2-12.1 and 33.-2-26 in the Agricultural/Residential Zone. Such usage requires a Special Use Permit under the provisions of the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019. Elizabeth Collins presented the project to the Board. This project allows them to bring people to the farm to learn more about farming for a 1 on 1 experience working with farmers. They have 3 tent sites now.

Application by Elizabeth Collins (continued)

They would like to make sure everyone knows what is going on at the farm and that they have the Town's support. Member Randy Hall questioned if they would need health department approval. Chairman Fred Howard responded it was not needed. Member Colton Hill questioned if they supply potable water. Elizabeth responded that people would usually bring their own.

They provide camping jug for washing dishes. Member Colton Hill questioned if this was an outside business outside of the farm. Brad Wiley owns the farm. Elizabeth Collins owns the business. Chairman Fred Howard stated that Barb & Paul Wiley own the farm. Brad Wiley responded that the farm is owned by him and his sister. The Special Use Permit is for Elizabeth. She is the applicant. Member Doug Jensen questioned what their future intentions were. Elizabeth responded that they are farmers. The 3 sites they have, take up a lot of their time. She doesn't intend on getting bigger. The business helps them pay some of their farm bills to help keep the farm running. Member Randy Hall made the motion to accept this application as being complete with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Member Randy Hall made the motion to schedule a public hearing on this matter for May 16, 2023 at 7:00 PM with Member Doug E seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

2. Proposed policy related to inactive applications.
 - a. Applications which have no activity or response for more than 6 months.
 - b. Applicant to be contacted and notified that if nothing is heard from applicant by the filing deadline for the next meeting that the application will be closed without action and the files destroyed.
 - c. If applicant wishes to have files returned, they will be available for pickup at the Town Hall for 30 days after the meeting when the application is closed at which time if they have not been retrieved, they will be destroyed.

OLD BUSINESS

There was no old business.

COMMUNICATION RECEIVED BY THE BOARD

1. 195 Otter Creek Road – Farm Store and farm employee housing. Application withdrawn.
2. Ford Road – Substandard Lot of Record – Tad Jones
3. Capital Streets – Bike ride starting and ending at 189 Otter Creek Road.

NEXT MEETING

Next regular meeting will be held on Tuesday, May 16, 2023 at 7:00 PM at the Town Hall if there is business at hand.

MOTION TO ADJOURN

Member Hall made the motion to adjourn with Member Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Colleen Thomas

Date