

**Town of New Baltimore Zoning Board of Appeals**

**Monthly Meeting Minutes**

3809 County Route 51 Hannacroix, NY 12087

**November 6, 2024**

**7PM**

**Present:** Bill Boehlke, Sam Anderson, Craig Albano, Jean Horn, Brad Jourdin

**Absent:**

Motion to accept approval of meeting minutes from July 3, 2024, and Public Hearing minutes from AJC Green Solutions July 3, 2024.

Made by Sam Anderson, Seconded by Craig Albano.

**Aye:** 4      **Nay:** 0      **Abstain:** Brad Jourdin      **Absent:**

Motion carried

**Amendment:** Motioned by Brad Jourdin for an amendment on July 3, 2024, minutes that the text reflects the term “wetlands” but the land in question is NOT designated as such.

Made by Brad Jourdin, Seconded by Bill Boehlke

**Aye:** 5      **Nay:** 0      **Abstain:**      **Absent:**

Motion to accept approval of meeting minutes from August 7, 2024, and Lynch Public Hearing minutes from August 7, 2024

Made by Craig Albano, Seconded by Brad Jourdin.

**Aye:** 5      **Nay:** 0      **Abstain:**      **Absent:**

Motion carried

**Area Variance** David Mancini is represented by Alex Martin of Kasselmann Solar for the property at 426 Hillcrest Road Hannacroix, NY 12087. Mr. Martin presented an area variance application for a ground mount solar array that exceeds the allotted kilowattage allowed by the Town of New Baltimore. The compliant kilowattage by the town is 25kw the

proposed solar array measures at 29.63kw. Making the relief 4.63kw over the solar threshold. Mr. Martin stated the array will be compliant with all setbacks and explained there is no sitting view of the array and can only be seen from the driveway on the west of the residence. The array will be constructed of 10 panels going to the residence and 65 panels to the garage. The board then reviewed the Short Environmental Assessment Form. The board then asked Mr. Martin to provide several documents they would like to receive and review. The board asked for recognition of the solar array from the power company, this document was on hand but was from the incorrect company. It was from National Grid when the correct company would be Central Hudson and updated usage letter as well. Next the board expressed their concerns with the setbacks from the body of water located on the property which is a small pond that feeds into a public creek. Concerns were with compliance with regulation setbacks from bodies of water and any runoff from the solar arrays that may be substantial or in danger of reaching said bodies of water. The board requested a site distance map to determine the actual distance between the proposed panels and the pond and creek. As an additional note Mr. Martin explained that the array would be affixed to the ground with helical torque screws and would not need any excavation to install concrete anchors.

Motion to schedule a Public Hearing on December 4, 2024, at 7pm. (With Conditions)

Made by Bill Boehlke, Seconded by Brad Jordin

**Aye: 5      Nay:0      Abstain:      Absent:**

Motion carried

Motion to Adjourn Meeting

Made by Sam Anderson, Seconded by Bill Boehlke

**Aye: 5      Nay:0      Abstain:      Absent:**

**Meeting Adjourned** at 7:38pm.