

## TOWN OF COEYMANS ZONING BOARD MEETING

November 28, 2018

### Attendees

Members Present: Mr. Schmitt, Mr. Harris, Mr. Powell

Members Absent: Mr. Porlier, Ms. Hopkins

Also Present: Mr. Cashin; Mr. Baynes, Ms. Ziegler

Public Present: See attached list

### Call to Order

Meeting was called to order by Mr. Schmitt at 7:00 p.m. There was a quorum: three board members present. Reading of public notices was waived.

### Approval of Minutes

Motion was made by Mr. Schmitt to approve the minutes of July 25, 2018; seconded by Mr. Harris; all in favor.

### Report of the Building Inspector

Mr. Cashin reported that there is one item on tonight's agenda under new business: area variance for Lumens Holding/Maxstadt.

### New Business

**Lumens Holding 3 LLC/Joyce Maxstadt 18-004 ZAV:** An application for an area variance on a solar garden located at 1304-1322 SR 143, Coeymans Hollow, NY, Tax Map #166.-2-3.11. The variance is requested for the amount of lot coverage.

Chris Knox, Dave Burn, and Peter McAuliffe from Lumens Holding presented their plan for the Maxstadt property. Discussion was held and included:

- The total area for the solar garden is nine acres which is 43% lot coverage; under the Town's current zoning 15% is the maximum.
- The parcel is 20 acres; land is mostly being used for a haying operation
- There will be a minimal disturbance of vegetation
- There will be no increase in traffic

- There is an existing access drive
- Area will be fenced and gated
- Solar area won't be seen from Route 143
- Mr. Cashin has made decision that this will be a public utility facility.
- Planning Board wants to be the lead agency for SEQRA.
- They are seeking Planning Board approval for site plan; second meeting with Planning Board will be next week.

Mr. Schmitt made motion to schedule public hearing for December 26, 2018; seconded by Mr. Harris; all in favor.

#### Adjournment

Mr. Schmitt made motion to adjourn; seconded by Mr. Harris; all in favor.