

LIVINGSTON ZONING BOARD OF APPEALS

January 07 2020

The meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Attendance: Vice Chairman Charles Schneider
Stan Yarian
Sarah Price
Charles Dickens
Attorney Ted. Hilscher

Absent: Chairman Thomas Alvarez.
Zack Feuer.

A motion to accept the December 03 2019 was made by Sarah Price 2nd by Charles Dickens. All present voted AYE.

7:03 the public hearing for Renua Energy representing Greatwonder Farms. Property located on Schneider Road LDR # 2. A Use Variance. Opened.

Freeman D. Howard Law Firm Attorney, Matthew J. Griesemer, Jim Palumbo, David Byrne and Jermamy Hoffman spoke.

Joseph Tatelbaum owner of the property gave an overview of what he is planning.

1. Revenue is needed until crops generate an income a small portion of the farm will be solar.
2. It will be screened from the road.
3. 35 acres will be in crops, 18 acres in solar and rest is wetlands and trees.
4. Wants to share his success with neighbors and create jobs.
5. Not a burden on town resources and generate taxes for town.
6. Thank you for your attention.

Hoffman.

1. Part of the farm will be planted in Chestnut trees. 5 to 7 years to be productive.

David Byrne owner of Renu Energy.

Jim Palumbo landscape architect.

1. Project is unique. Solar array is a small part of larger farm. Community solar.
2. Remote site location citizens can access electricity.
3. North South tracker system.
4. 3.5 megawatts.
5. Will be screened and compliant with setbacks.
6. 35 acres Ag crop farming.
7. Planting and existing vegetation for screening.
8. Proposed to plant black currants between the rows.

Comments from the public.

Brian Molinski. How will the currants be farmed? With small side tractors. When no crops then mowed. Will currants be ok between the rows?

Anthony Gellert. A neighbor was thrilled when the land was purchased for an agriculture farm not a solar farm. If you need income right away you can sell the development rights. The owner presents the solar as a quick income and does not want to sell the developments rights.

Paul Jahns. Not agriculture but a commercial solar farm.

Karen Fetty. 18 acres solar and 70 acres wet lands and not all farming.

Mary Kimble. Should have looked at the possible profit before purchasing the farm.

Charles Schneider. Spoke about his farm (1896) Knows farming and you need to be diversified with crops.

Sarah Price asked what you are going to grow. Chinese chestnut trees and black currants (for wine and syrup).

No decision at this meeting.

A motion to continue the public hearing to the February meeting was made by Stan Yarian and 2nd by Charles Dickens. All present voted AYE. Motion carried.

Received from Attorney John W. Caffry and Jeffrey Anzevino, AICP representing Scenic Hudson and Olana Partnership a request to be on the ZBA agenda. RE: Eger Communications Inc. An appeal dated September 19 2019, pursuant to NYS Town Law 267-a and the Town of Livingston code 6.8(5). These organizations hereby appeal the August 26, 2019 decision by Town of Livingston Code Enforcement Officer Sam Harkins.

The permit was on hold for 2 years waiting for FCC to make the decision for the permit. Ed Harkins asked if the permit expired. Attorney Hilscher responded, No the FCC did not make the decision until 2019.

A motion to have a public hearing to Appeal the decision of CEO Harkins re: Eger Communications permit was made by Stan Yarian and 2nd by Sarah Price. All present voted AYE. Motion carried.

A Public Hearing will be held February 04 2020 at 7:06. To be advertised.

A joint meeting of Livingston's Planning Board, Zoning Board of Appeals and Town Board will be held January 22, 2020.at 6:30.

There being no further business a motion to close was made by Charles Dickens and 2nd by Stan Yarian. All present voted AYE. Meeting closed at 7:47

Next scheduled meeting will be held February 4, 2020

Respectfully submitted

Eileen Yandik Secretary ZBA.