

**TOWN OF SULLIVAN
ZONING BOARD OF APPEALS
FEBRUARY 13, 2020
7:30 P.M.**

A regular meeting of the Zoning Board of Appeals of the Town of Sullivan was convened at the Town Office Building by Chairman Steve Durfee at 7:30 P.M.

Those in attendance for the meeting were: Chairman Steve Durfee, Members Michael Keville, Terry Manning, Bryan Bendixen, Secretary Jeri Rowlingson and Attorney for the Board John Langey.

Excused: Member Cliff Reals

PUBLIC HEARING

**7:30 P.M. – JOHN PARKER: AREA VARIANCE (5950 CHEESE FACTORY RD., 58.-1-4)
FRONT LOT LINE TO INSTALL A GROUND SOLAR SYSTEM.**

Steve Simon from Renovus Solar appeared before the Board with Mr. and Mrs. Parker to request an area variance for the front lot line to install a ground solar system. The panels will be beyond 60 feet from the road to the South of the property. The rear yard does not allow access to sunlight because of the terrain and foliage. There will be two sections 34' X 14' supported by single row steel piles in between each row. The height will be 10' 4" at the highest point and it is unlikely to have any persistent glare as they will be installed at a 30 degree angle. The Parkers will plan to continue with the berm and shrubbery using Cypress that grows up and out.

The Town of Sullivan Planning Board sees no adverse impact in granting this request.

No one spoke for or against the application and the public hearing was closed 7:40PM.

NEW BUSINESS

OLD BUSINESS

**JOHN PARKER: AREA VARIANCE (5950 CHEESE FACTORY RD., 58.-1-4) FRONT LOT
LINE TO INSTALL A GROUND SOLAR SYSTEM.**

The Board jointly reviewed and considered the legal criteria and a proposed resolution for the granting of the requested area variance addressing each of the factors for approval or denial of the application. As noted by the Board, the placement is shrouded from the road by shrubberies and a berm, access to sunlight is necessary and the rear yard is small and is a heavily wooded shaded area with foliage.

This application was declared by the Board to be a Type II Action for SEQR with Negative Declaration.

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board that the benefit to the applicant does outweigh any detriment to the Neighborhood and therefore the variance was approved. The solar system will be screened from the road with shrubs and/or earth berm. The Town of Sullivan Planning Board will review the application for a Special Use Permit on March 3, 2020.

APPROVAL OF MINUTES

A motion was duly made by Member Keville, seconded by Member Manning and unanimously passed by the Board approving the minutes of January 9, 2020.

ADJOURNMENT

A motion was duly made by Member Manning, seconded by Member Bendixen and unanimously passed to adjourn the meeting at 7:45PM.

Respectfully Submitted
Jeri Rowlingson, Secretary