

The Chairman called the meeting to order and stated it was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Vandegrift, Ms. Nocito, Ms. Sytnik, Ms. Stroemel

Absent: Mayor Mignogna, Mr. Nicini, Mr. Ravitz

Also present were Stuart Platt, Board Solicitor; Rakesh Darji, Board Engineer

APPROVAL OF MINUTES

Ms. Stroemel motions to approve the minutes dated September 28, 2016; seconded by Ms. Sytnik. Motion carried by the assenting voice vote of all board members present with the exception of Mr. Murray, Mr. Rashatwar and Ms. Nocito who abstained.

NEW BUSINESS

HOPE UNITED METHODIST CHURCH
BLOCK 213.01; LOT 99
SITE PLAN WAIVER
PC 16-011

Appearing before the board was Mr. Howard Melnicove, applicant's attorney, Mr. Roger Anderson, applicant's engineer and Mr. Jack Shaw, applicant.

Mr. Melnicove gives a brief description of the application. He stated the applicant is seeking a waiver of site plan to install a roof mounted solar array system with 10 degree fixed angle panels and is not requesting any variances. The solar array will be installed on the existing church which is 35 feet high. He also stated the parapet wall is higher than the flat roof which will provide visual buffering of the solar panels.

Mr. Anderson testifies on behalf of the applicant. He states the maximum height of the panels will be 36 feet 2 inches from the existing grade on the top of the flat church roof. Mr. Anderson also introduced Exhibits A-1 through A-3. A-1 is an annual production report showing the maximum production from the design system as 178,000 kilowatt hours. He states that the energy generated from the system will not exceed the demand from the church. Exhibit A-2 is an electricity spreadsheet for Hope Church for the years 2015 to 2016. Mr. Anderson states that in 2015 the facility demands were approximately 186,000 kilowatt hours and it would likely exceed that amount this year. He also testifies that the panels will be on a 10 degree fixed angle for maximum sun exposure toward the south. He states that there will be little if any visibility of the panels above the roof line. Mr. Anderson states there will be no glare issues. He explains that the system will be grid tied and net metered. In the event the system produces more energy then what is demanded by the church it will go back to the grid system and the applicant will not be compensated.

Mr. Shaw testifies on behalf of the applicant. He states the church has been tracking its' energy uses for some time and they are interested in energy conservation and cost savings that a solar array installation would be provide. He confirmed the accuracy of the exhibits. Mr. Shaw also testified that he believed there would be no glare issues to the ground level or the homes located in the Beagle Club.

The application was opened to the public. Seeing no public comments Ms. Nocito motions to close public portion, seconded by Mr. Vandegrift.

October 26, 2016

Ms. Nocito motions to grant the Site Plan Waiver approval for the property located at Block 213.01; Lot 99 with the following stipulations and conditions:

1. The applicant will comply with all recommendations of the Board's Engineer letter dated September 14, 2016.
2. The applicant shall obtain all outside agency approvals.

Seconded by Mr. Vandegrift. Motion carries with the following roll call vote:

AYES: Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Vandegrift, Ms. Nocito, Ms. Stroemel, Ms. Sytnik, Ms. Stroemel, Mr. Fanelli

NAYS: None

There being no further business before the Board, the Chairman adjourned the meeting.



Wendy Flite, Secretary