

**The regular meeting of the Town of Chautauqua Zoning Board of Appeals**

**July 18<sup>th</sup>, 2023**

**Opening:**

The regular meeting of the Town of Chautauqua Zoning Board of Appeals was called to order at 3:30 pm, on Tuesday, July 18th by the Zoning Board Chairman, Troy Smith.

**Board Members Present:**

Chairman Troy Smith, L. James Hurley, Charlie Krause, William (Bill) Titus

**Board Members Absent:** Stan Marshaus, Roberta Tenpas

**Others Present:** Frank Watson (Code Officer), Nicole Yacklon (Code Clerk), Brandie Townsend, Glenn Land (Sol Source Power), Marc Kenward (Sol Source Power), Steve Long (Sol Source Power), Karen Engstrom, Joel Seachrist (Town Attorney), Andrew Reilly (Wendel).

**Agenda:**

**Case No. 1:**

To act on the appeal of George Cornell Trust / Brandie Townsend for the construction of a new single family 3 story home located on Wahmeda Drive in the Town of Chautauqua and is designated on the official Chautauqua County Tax map as Section 280.17 Block 1, Lot 52 in a Residential Lakeside area which requires a variance for lot size and lot width.

Public Comments: None

Board Comments: None

**Motion:** By, Chairman Troy Smith

**Second:** L James Hurley

**Vote:** Chairman, Troy Smith – aye  
Member, Charlie Krause – aye  
Member, L. James Hurley – aye  
Alternate, William (Bill) Titus - aye

**Motion Carried with the condition that a Silt Fence would be put in place during the construction period.**

## **Sol Source Power -**

Sol Source Power (Wright Solar 1 and Wright Solar 2) Representatives were present to review a change in their site plan.

Glenn Land, Marc Kenwood and Steve Long, revisions presented to the board:

- The array was shifted towards the back of the site.
- Additional acres of proposed tree clearing (18 to 21) which results in additional wetlands being impacted from 1.3 to 3.5.
- These changes also mean that there is slightly less new impervious surface (0.06 to 0.04 acres) and “pervious driveway” (1.59 to 1.12 acres), as the access road doesn’t extend as far into the site.

Andrew Reilly from Wendel Engineers stated that the Lead agency would be the Town board should the ZBA vote to recommend that the project move forward. Once the ZBA has reviewed all the information presented by Sol Source Power, Wendell Engineers and The Town Attorney the ZBA will vote to recommend or deny the Project at this time further information was needed regarding the wetlands and Sol Source will continue to be an open item at the next ZBA Board meeting scheduled for Tuesday, August 15<sup>th</sup> at 3:30pm.

**Meeting was adjourned at 4:55pm**

**Minutes respectfully provided,**

**Nicole Yacklon  
Town of Chautauqua  
Code/Zoning Clerk**