

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: November 3, 2014**

APPROVED 12/1/14

Chairman Brian Goodrich called the November 3, 2014 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Goodrich, Joseph Singleton, Judy Zink, Virginia Ambrose, Scott Cole, Richard Gerlach, engineer Paul McCreary, attorney Rob Fitzsimmons and secretary Jodi Keyser

Absent: Gretchen Stearns

Correspondence: Letter distributed to members from Hodgson Russ Attorneys LLP for Ginsberg's Foods project.

Members reviewed the minutes of the October 6, 2014 Town of Claverack Planning Board meeting. Motion to approve the minutes of October 6, 2014 was made by Virginia Ambrose with a second from Rick Gerlach. All members were in favor. Motion carried. Minutes approved.

CONTINUING APPLICATIONS FOR 11/3/14:

Wolfe, Jay & Marcy Site Plan Review: Tax Map #(SBL)112 . – 1 – 51 Located at 690 Fish & Game Rd. Site Plan Review for a new farming operation to raise alpacas in a newly constructed 30' x 36' modular barn.

Jay and Marcy Wolfe were present for the application. EAF Part 1 was submitted. The Wolfes reviewed their application for the Board. Chairman Brian Goodrich informed the Board that he visited the farm over the open house weekend. Then farm currently has 13 alpacas which consist of 11 adults and 2 baby alpacas. Chairman Goodrich warned the applicants with the number of times per year they hold the open houses because it might be considered as a separate business with the TOC Building Department and parking would be under review. Virginia Ambrose stated that as long as tour busses would not be coming in so she didn't think that parking would be an issue. Rick Gerlach stated that because the operation is a farm it has less of an impact than another type of business but he warned that the applicants might be under added liability if visitors have to park along Fish & Game Rd. Mr. Wolfe informed the Board that they have plenty of parking in their yard and don't expect hundreds of visitors at a time although that would be nice. Joe Singleton suggested to the applicants to seek guidance from the NYS Ag and Markets to have the property added into the agriculture district for protections. Mrs. Wolfe informed the Board they have already filled out and filed the paperwork. Chairman Goodrich opened the meeting to public hearing at 7:07 p.m. No comments. Public hearing was closed at 7:08 p.m.

Paul McCreary reviewed the SEQRA for the Board. Motion to grant a negative declaration with regard to SEQRA was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried.

Motion to grant Site Plan Approval for a new farm operation to raise alpacas was made by Judy Zink with a second from Rick Gerlach. All members were in favor. Motion carried.

Final fees of \$7.35 were paid.

Smith, John & Lisa Subdivision: Tax Map #(SBL)120 . 00 – 1 – 4 . 1 Located NYS Rte. 23-B and off of Old Lane in Claverack. Subdivision of 75 acres into 3 parcels of 33.35 acres, 10.18 acres and remaining lands of 32 +/- acres.

No representative for the subdivision was present but Rob Fitzsimmons informed the Board that Mr. Koskey's attorney contacted his office earlier in the day and expressed his client's wanted to move forward with the subdivision even without them. Rob Fitzsimmons submitted new maps for the Board showing a flag lot subdivision as discussed at the October meeting. Rob Fitzsimmons reminded the Board that they classified the application as an unlisted action. Chairman Goodrich opened the meeting to public hearing at 7:56 p.m. No comments public hearing was closed. Paul McCreary reviewed the

SEQRA for the Board members. Motion to grant negative declaration for SEQRA was made by Rick Gerlach with a second from Virginia Ambrose. All members were in favor. Motion carried. Motion to grant approval for a 2-lot minor subdivision was made by Rick Gerlach with a second from Scott Cole. All members were in favor. Motion carried. Maps were stamped and signed. Rob Fitzsimmons will inform the applicant that final fees of \$200.00 are due to have the maps released.

Valley Energy Site Plan Review; Tax Map #(SBL)131 . – 1 – 27 Located at 5848 NYS Rte. 9-H in Claverack. Site Plan Review for the relocation and replacement of existing fuel pumps including fire suppression system.

Engineer Pat Prendergast was present for the application. Mr. Prendergast submitted revised Site Plan maps and reviewed the application for the Board. Mr. Prendergast stated that the reason his client was asked to submit a Site Plan Review was because while remodeling the office of the business gas pumps were relocated from along the side of the building to a location away from the building to make for better access for customers. Mr. Prendergast continued that his client was unaware that this would require Site Plan Review because he had a building permit for the remodeling and considered the relocation of the pumps as part of the remodel. Chairman Goodrich asked if the pumps will have signs that advertise the prices. Mr. Prendergast stated no the pumps will not have any signs or canopy and the fire suppression is on the side of the pumps. Chairman Goodrich opened the meeting to public hearing at 7:16 p.m. No comments. Public hearing was closed at 7:17 p.m. Paul McCreary informed the Board that the project was listed as a Type II so it did not need SEQRA declaration.

Motion to approve the Site Plan Review for the relocation of gas/diesel pumps was made by Rick Gerlach with a second from Scott Cole. All members were in favor. Motion carried. Fees of \$6.37 were paid for the cost of the abutter mailing. Site Plan maps were stamped and signed.

NEW APPLICATIONS FOR 11/3/14

County of Columbia Subdivision; Tax Map #(SBL) 112 . 00 – 01 – 59 Located at 341 NYS Rte. 217. Subdivision of 24.16 acres into two parcels of 22.16 and 2.0 acres respectively.

Jeff Plass was present for the application as an agent for Columbia County. Mr. Plass explained that Columbia County purchased the former Ockawamuck School building several years ago and recently auctioned the building to a new buyer. Rob Fitzsimmons explained to the Board that the County has a bidder for the property on NYS Rte. 217. Rob Fitzsimmons continued that when the County purchased the property they promised that 2 acres would be subdivided and given to the Town of Claverack. Rob Fitzsimmons informed the Board that the County would like to get this completed to move forward with the sale of the building. Rob Fitzsimmons stated that he, Jeff Plass and TOC Supervisor Kippy Weigelt all met with Chris Watts and Pat Grattan to decide which parcel would be subdivided for the TOC and this map shows the parcel. Virginia Ambrose asked what the building will be used for. Rob Fitzsimmons stated that is unknown and when the County purchased the property the TOC granted a use variance for records storage facility and if the owner plans to use it for any other type of use they are required to go for a Use Variance from the Town of Claverack ZBA. Jeff Plass explained that the building is in the Rural Residential Zone and if the new owner were to change the use of the building they would need to have a full Site Plan Review also. Paul McCreary informed the Board that on behalf of the TOC the Planning Board members need to keep in mind that the property has a significant berm along Rte. 217 that would require a hefty cut. Jeff Plass stated that he didn't think that the driveway cut would be that significant. Jeff Plass stated that the maps have the generic notes on and will need NYS DOT curb cut permitting and CCDOH approval. Paul McCreary asked if the Board members would request input from the TOC Town Board members before they proceed. Town Councilpersons Katy Cashen and Steven Hook were present and stated that the Town Board has heard about the plan but not seen the maps. Katy Cashen continued that the berm is quite big and she would like to have some sort of assurance that the driveway could be approved. Paul McCreary stated that the NYS DOT would approve a cut at the site but it would be very expensive especially for a municipal/commercial use which would require enhanced curb cutting than just a regular residence. Rick Gerlach asked if the subdivision is set in stone or is there another option. Rob Fitzsimmons informed the Board that the County is under a time

constraint due to the recent auction and buyer. Rob Fitzsimmons continued that the County wants to clean this up before moving forward with the sale but they don't want to lose the buyer either. Virginia Ambrose stated that it is silly to take the property that the Town of Claverack can't use. Scott Cole stated that the TOC could sell the property to someone or even to the neighbors to add to their properties. Virginia Ambrose stated that she would rather have seen the parcel with the tennis court as the separated parcel. Joe Singleton stated that the TOC Planning Board requires other applicants to have NYS DOT approval and CC DOH approval before granting a subdivision so would the County and the TOC be exempt. Jeff Plass stated that knowing the NYS DOT they would require the TOC to have curb cut approval beforehand but this would not be necessary if the property were sold to the neighbors because it would only be a Boundary Line Adjustment. Rob Fitzsimmons suggested that the Board made a classification on the application and he will review the plan with the Town Board members. Motion to classify as a 2-lot minor subdivision with CCDOH perk testing and NYS DOT curb cut permits waived based on neighborhood conditions and note on map that the parcel is not an approved building lot at this time was made by Rick Gerlach with a second from Judy Zink. All members were in favor. Motion carried. Application set for public hearing for December meeting.

OTHER BUSINESS:

Chairman Goodrich informed the Board that the next joint meeting for the Ginsberg's Foods application is tentatively set for Monday, November 10th at 7:00 p.m. and will be held at the Town of Claverack Town Hall building but he has not yet received confirmation from Town of Ghent Planning Board Chairman Jonathan Walters but if things change or he hears back he will let the TOC PB Members know.

Motion to adjourn the meeting was made by Virginia Ambrose with a second from Joe Singleton. All members were in favor. Motion carried. Meeting adjourned at 8:07 p.m.

Respectfully submitted,
Jodi Keyser, Secretary