

**TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting: May 4, 2015  
7:00 p.m.**

**APPROVED 6/1/15**

**Call to order**

**Correspondence**

**Review Minutes of April 6, 2015 meeting.**

**CONTINUING APPLICATIONS FOR 5/4/15:**

**NYNEX Mobile Limited Partnership 2 d/b/a Verizon Wireless Site Plan Review & Special Exception:** Tax Map #(SBL) 121 . – 1 – 83 . 11 Located at 97 State Route 23. Site Plan Review for the construction of a new telecommunication/cellular tower.

Chairman Brian Goodrich informed the Board that the representatives for the application contacted him this morning and informed him that they would not be attending the meeting. Chairman Goodrich informed the Board that the applicants are now investigating to possibly place the new cellular antennae on the Town of Claverack water tower. Chairman Goodrich continued that the balloon test was performed on Wednesday, April 29, 2015 and the applicant will be submitting photos with narrative of the test if they proceed with the application.

**Meisner, Rosalyn/Tiano, Rita/Rosen, Hedda Site Plan Review:** Tax Map #(SBL)120 . – 1 – 12 Located at 28 Stone Mill Rd. Site Plan Review to remove existing mobile home, repair existing mobile home pad per code for the installation of a new mobile home.

Christy Tiano was present for the application. Rob Fitzsimmons informed the Board that after investigating the mobile home history he determined that the existing mobile home was a non-conforming farm worker housing site and is now a pre-existing non-conforming mobile home which qualifies for a one time only replacement. Motion to approve the Site Plan Review and one time only replacement of a pre-existing non-conforming mobile home with a new energy efficient mobile home, repairs to the concrete slab and add tie downs as per code was made by Rick Gerlach with a second from Joe Singleton. All members were in favor. Motion carried.

**NEW APPLICATIONS FOR 5/4/15:**

**Coon, Conrad & Donna Subdivision & Site Plan Review:** Tax Map # 133 . – 2 – 14 Located at 1009 State Rte. 23. Boundary Line Adjustment to remove the existing boundary line between two parcels to create one parcel & Site Plan Review for the construction of 5 new self-storage buildings.

Mr. Coons and Mr. Demos were present for the application. TOC engineer George Schmitt submitted comment letters for the Board. Rob Fitzsimmons informed the applicant and Board members that the Town of Claverack does not have any requirements for combining parcels and that as many parcels as wanted can be combined into one parcel but since this is part of a Site Plan Review where the business will be expanded it is essential to review the dissolution of the subdivision. Mr. Demos submitted a letter of changes that were proposed by the Planning Board members. Mr. Demos submitted a lighting and planting design for the Board. Mr. Demos explained that the new portion of the complex will have 5 lights along NYS Rte. 23 and similar planting design as the current complex. Joe Singleton stated that some of the trees along the current planting screening for the complex do not look very good. Mr. Coons informed the Board that they will be replaced. Joe Singleton asked about the small wetland area. Mr. Demos informed the Board that there is a 104.4 foot buffer. Mr. Schmitt informed the Board that the NYS DEC filed a list of regulated wetlands in 2007 and CK-19 was not on the list so it did not increase. Mr. Schmitt asked the applicant if the wetland was only delineated or did the NYS DEC actually mark and designate the site. Mr. Schmitt continued that the ACOE wetlands were not addressed on the Site Plan at all and even though they do not require a 100' buffer they should be delineated on the site plan. Joe Singleton asked how close the buildings would be to the wetland. Mr. Demos stated that the buildings go to the back of the property line. Joe

Singleton stated that the Board needs to decide if they want to accept the 2007 delineation or not but to remember that the NYS DEC is not in a hurry to send representatives to re-map the wetlands. Mr. Schmitt replied that it is up to the Planning Board. Joe Singleton stated that he is fine with the 2007 delineation as were the rest of the Planning Board members.

Mr. Coons informed the Board that he feels that the current planting looks good and wants to continue with the same along the proposed storage area. Joe Singleton informed Mr. Coons that he needs to do something with the dead trees. Mr. Coons informed the Board that he is looking into replacement of the dead trees. Mr. Demos informed the Board that the proposed screening plan is for the proposed site not the existing site and will wrap around the corner slightly. Scott Cole asked if the existing trees along the proposed site were removed. Mr. Coons stated that most of the existing plants and trees were removed to make room for the storage buildings but some were left along Rte. 23 but with the rough winter they took a beating. Mr. Demos informed the Board that he will review the comment letter from Mr. Schmitt. Chairman Goodrich reviewed the engineering letter for the Board. 1. Need a map showing the original parcels. 2. Storage units need to be numbered. 3. No openings should face residential properties. Scott Cole asked if the residences on County Rte. 11 can see any part of the proposed storage units. Mr. Demos and Mr. Coons informed the Board that the openings are parallel to the neighboring properties. Mr. Coons continued that the heavy vegetation creates screening so that the neighbors are barely visible. Virginia Ambrose asked if the wooded area is in the Hamlet Residential zone. Mr. Demos stated yes and the closest house is approximately 400 feet away from garage #5. Virginia Ambrose stated that the storage units are visible from the residential zone. Mr. Coons stated that only one house located on County Rte. 11 can see the storage units. Chairman Goodrich asked the applicant to supply a photo from the neighbor's house to the storage units. Virginia Ambrose asked if the property has frontage on County Rte. 11 because it could become a flag lot. Mr. Coons informed the Board that if the parcel were to become a flag lot he would guarantee that only a member of his family would be living there and it would be kept with the storage unit parcel with no access to the storage area and no further subdivisions. 4. Proposed landscaping is sufficient. Mr. Demos stated that he feels that the current screening on the current storage side is sufficient and therefore the same design will be used for the proposed site. 5. Planting design impedes the front infiltration vent. Mr. Demos will clarify. 6. As the plants or trees die what is the plan to replace. 7. Does the Planning Board feel that the trees are sufficient or do they want the trees/plantings clarified. Board members felt that the planting design could remain the same. 8. Gone. 9. Existing entrance to former residence will be reclaimed and grassed over. 10. Gone. 11. Low area part of wetlands. Mr. Demos stated that it is only a depression and does not need delineation. 12. OK with 2007 NYS DEC delineation maps. 13. Contours are 10 feet off. Mr. Demos is aware and will correct on maps. 14. Floor elevations are provided. 15. 16. Lighting design. Scott Cole asked if the lights will be the same as the current storage units. Mr. Coons informed the Board that the proposed lights will be 16-foot high, LED fixtures and he will have only 5 – 3 along NYS Rte. 23 and 2 along the depression area. Mr. Demos informed the Board that the fixtures will be angled 15 degrees. Mr. Coons added that the lights will be on a timer to go off at night approximately 9:00 p.m. 17. No access travel along the back of the buildings. Mr. Demos informed the Board that map G-2 shows a 14 foot wide gravel access roadway will curve around. 18 – 19 & 20 are all revising references. 21. Soil test data. Mr. Demos informed the Board that he will add to the Stormwater plan. Chairman Goodrich asked if the roadways between the buildings are gravel to allow for water to prevent runoff. Mr. Demos stated that NYS DEC still feels that gravel is the best way to prevent runoff and he will fix the trench contours on the map. Chairman Goodrich asked the Board members if they feel that the application is complete enough even though there is more information that needs to be submitted. Rob Fitzsimmons informed the Board that they are aware of the needed information so if they are comfortable they can go ahead and set the public hearing for the June meeting.

Motion to classify as an unlisted action for purposes of SEQRA was made by Joe Singleton with a second from Scott Cole. All members were in favor.

Application will be referred to the Columbia County Planning Department for review. Set public hearing for June 1, 2015. All new submitted material must be in to the TOC Office by May 11, 2015. No sign is needed.

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**Glovinsky, Paul & McNeil, Maureen Special Exception/Site Plan Review:** Tax Map # 131 . – 1 – 56 Located at 77 Catskill View Rd. Special Exception for residential use of artist studio/garage and accessory apartment.

Mr. Glovinsky and Dan Wheeler; engineer for the project were present. Mr. Glovinsky is seeking a Special Exception to build a garage/artist studio/accessory apartment on his property. Mr. Glovinsky informed the Board

that his home was built in 1790 is 1600 square feet with 1.5 bathrooms and the property does not have a garage. Mr. Glovinsky is proposing to build a 2 car garage with a sleeping loft containing a bathroom and kitchenette and an artist studio. Mr. Wheeler informed the Board that the garage will be 24' X 48' and will look like a barn. Chairman Goodrich asked about the water and septic. Mr. Wheeler informed the Board that the building will access water from an existing well but they have a verbal approval on a conceptual septic system but it is not formally approved. Joe Singleton informed the applicant that the zoning code 15.31 section 10 accessory septic system moves the proposed garage from being an accessory apartment to a caretaker dwelling. Mr. Singleton continued that 15 – 3 – 7 density standards in the Rural Agricultural Zone allow for a minimum of 5 acres and this property is only a little over 2 acres. Mr. Singleton continued that the building is nice but it does not meet the density standards for zoning with a separate septic. Rob Fitzsimmons informed the applicant that the problem is the kitchenette makes it a separate living structure. Joe Singleton stated that if the garage with sleeping quarters with bathroom but minus the kitchenette would be allowed. Joe Singleton informed the applicant that if they proceed with the accessory living structure they will need to modify the building to look like the main residence. Rob Fitzsimmons informed the applicant that the reason for the single septic system is to keep only a single owner and not be subdivided in the future. Mr. Wheeler stated that it would be best to combine the septic system and move on. Mr. Glovinsky asked if the amount of acreage already determined that the parcel could not be subdivided. Rick Gerlach informed the applicant that the style of the accessory structure comes into play. Mr. Wheeler informed the Board that the primary use of the structure is a garage so it does not need to meet the same regulations as an accessory living space. Rick Gerlach asked how far the existing septic system is from the proposed garage. Mr. Wheeler stated that the current septic is behind the house and would require a pump station or abandoning the existing and making a new septic system for both. Rob Fitzsimmons suggested moving the garage closer to the house. Mr. Wheeler stated he will explore different possibilities. Mr. Glovinsky then stated that he understood that the kitchenette and the separate septic system are the problems. Chairman Goodrich also stated that the appearance and character design of the building would need to mimic the primary residence. Mr. Glovinsky and Mr. Wheeler will contact the TOC Building Department Stan Koloski to review possibilities for the garage with only a studio and sleeping area with a bathroom. Chairman Goodrich informed the applicant that he could seek a variance from the TOC ZBA. Mr. Wheeler informed the Board that they will do their homework.

**Hempler, Dorothy/Bean, Henry/Barish, Lenora Subdivision:** Tax Map # 110 . 00 – 01 – 29 . 11 & 110 . 00 – 01 – 29 . 12 Located at 28 Fish & Game Rd. Boundary Line Adjustment of 1.341 acres to be conveyed from the lands of Dorothy Hempler to Henry Bean & Lenora Barish.

Jeff Plass, surveyor was present for the application. Mr. Plass explained to the Board that his client recently purchased property but were unaware that the outbuildings were too close to the property line and they thought that a fence and sprinkler/water spigot were part of the property but they were not. Mr. Plass informed the Board that his client is purchasing an additional 1.3 acres from Mrs. Hempler and this will add the fence, spigot and add 70 to 80 feet to the side yard.

Motion to classify as a Class 1 Minor Boundary Line/Subdivision, classify as an unlisted action for purposes of SEQRA and to set public hearing for June 1, 2015 was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried. Mr. Plass was instructed to have the client's attorney forward the new deed descriptions to Rob Fitzsimmons prior to the June 1<sup>st</sup> meeting. Mr. Plass paid application fees of \$200.00 and was informed by the secretary that the rates have recently changed and the application fee is now \$300.00. Mr. Plass will pay the additional \$100.00 along with the final fees at the June 1<sup>st</sup> meeting.

**Motion to adjourn the meeting was made by Scott Cole with a second from Virginia Ambrose. All members were in favor. Motion carried. Meeting adjourned at 8:40 p.m.**

**Respectfully submitted,  
Jodi Keyser, Secretary**