

APPROVED 10/3/16

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes of September 7, 2016**

Chairman Brian Goodrich called the September 7th meeting of the Town of Claverack to order at 7:00 p.m. Members in attendance were: Chairman Brian Goodrich, Judy Zink, Virginia Ambrose, Scott Cole, Gretchen Stearns, Joseph Singleton, Stephen King, attorney; Rob Fitzsimmons, engineer; George Schmitt and secretary; Jodi Keyser

Correspondence:

Columbia Land Conservancy sponsored training titled, “Land Use Planning & Zoning for Solar” to be held on September 29th from 6:00 – 8:00 p.m. at Columbia Greene Community College.

Training titled, “Conducting Meetings, SEQRA, County Referrals, Drafting Decisions, How to Avoid Pitfalls of ZBAs and Planning Boards scheduled for 10/17/16 from 6:00 – 8:00 p.m. at Columbia Greene Community College.

Board members reviewed the minutes of the August 1, 2016 meeting.

Motion to approve the minutes of August 1, 2016 was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Motion carried. Minutes approved.

CONTINUING APPLICATIONS FOR 9/7/16:

ABS Satellite Special Exception: Tax Map #(SBL) 101 . – 2 – 11 . 200 Located at 829 Rte. 66. Special Exception for the installation of two 9 meter satellite telecommunication transmitting/receiving antennas at the rear of the building.

Secretary Keyser informed the Board that she has not heard from the applicant regarding their attendance at the meeting. Chairman Goodrich asked engineer George Schmitt if he had received any new information that the Planning Board requested from the applicant. George Schmitt informed the Board that he has not received any new information from the applicant.

Hess, Kenneth John/ Trillium Acres LLC Subdivision: Tax Map #122 – 01 – 78. Located at 248 Roxbury Rd. Subdivision of 112 acres.

Secretary Keyser informed the Board that she had no contact from the applicant prior to the meeting. Katy Cashen informed the Board that to her knowledge the applicant has not yet performed the required perk testing for the application.

Cheffo, Mark & Beverly Special Exception: Tax Map #(SBL) 102 . – 1 – 1 Located at 313 Gahbauer Rd. Special Exception for remote/ground mounted solar array.

Carlos Newcomb from Hudson Solar was present for the application. Mr. Newcomb reviewed the application for the Board. Mr. Newcomb informed the Board that his client is seeking to expand their existing ground mounted solar array. Mr. Newcomb continued that the existing solar array is located in the center of the applicant’s property and is 400 feet from the front, 333 feet from each side and 700 feet from the rear boundary line. Mr. Newcomb informed the Board that the existing array is not visible from the roadway and is screened by rows of trees and sits over an acre away from the roadway. Gretchen Stearns asked how many acres are in the entire parcel. Rob Fitzsimmons answered that the Columbia County Real Property Tax office has 32+/- acres. Mr. Newcomb informed the Board that the solar array also sits down in a low part of the property which provides more screening. Joseph Singleton asked if the solar array is for personal use. Mr. Newcomb answered yes this is his client’s residence.

Chairman Goodrich opened the meeting to public hearing at 7:05 p.m. No comments. Chairman Goodrich closed the public hearing at 7:06 p.m.

George Schmitt reviewed the SEQRA Part II for the Board members.

Motion to grant a negative declaration with regard to SEQRA was made by Joseph Singleton with a second from Scott Cole. All members were in favor. Motion carried.

Motion to grant the Special Exception for ground mounted solar array as an expansion of an existing ground mounted solar array with the Town of Claverack Planning Board finding that there is sufficient screening with the existing ground mounted solar array was made by Joseph Singleton with a second from Scott Cole. All members were in favor. Motion carried. Mr. Newcomb was instructed to return the sign to the Town Clerk.

Hayes, Daniel & Peter Subdivision/Boundary Line Adjustment/Subdivision: Tax Map #(SBL) 112 . 2 – 2 – 46 & 112 . 2 – 2 – 49. Boundary Line Adjustment of property from the estate of Daniel Hayes at 793 NYS Rte. 217 to be merged with property of Peter Hayes located at 92 Church St.

Secretary Keyser informed the Board that the applicant is in the process of seeking the needed Area Variance from the Town of Claverack Zoning Board of Appeals so the application is tabled until a decision is granted by the ZBA.

NEW APPLICATIONS FOR 9/7/16:

Bloomfield/Riley Boundary Line Adjustment/Subdivision with Kucija: Tax Map #(SBL) 121 . – 1 – 24 . 112 Located at 91 Courts Lane. Boundary Line Adjustment of 3.447 acres from James Bloomfield & Jessica Riley to be merged with lands of Francis Kucija at 51 Courts Lane.

Mr. Kucija was present for the application. Mr. Kucija informed the Board that he is purchasing a small parcel to adjoin his property from his neighbors Ms. Bloomfield and Mr. Riley which amounts to 3.447 acres on Courts Lane. Mr. Kucija continued that he is adjoining the small parcel along the side of his property to give his home a larger side setback off of the neighbor's property just in case someday a house is built.

Motion to classify as a Class I Boundary Line Adjustment was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. All members are in favor. Motion carried.

Motion to declare the application complete and set public hearing for the October meeting was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried.

Mr. Kucija was instructed to obtain a sign from the Town Clerk's office noticing the public hearing and to place the sign at the end of his driveway. Rob Fitzsimmons informed Mr. Kucija that his attorney will need to send the proposed deeds showing the new meets and bounds of the properties to his office for review prior to the October meeting.

INFORMAL:

Doric Architectural Cast Stone Special Exception/Site Plan Review: Tax Map #101 . – 2 – 2 . 120 Located at 19 Salerno Drive. Site Plan and Special Exception for an addition to an industrial structure for the manufacturing of architectural cast stone products and the production of cast stone products.

Paul Freeman was present for the applicant. Mr. Freeman explained to the Board that his client is seeking to make a slight change to the approved Site Plan which entails extending the building by 1250 square feet to accommodate the large machinery and also expand the loading/unloading area by 24 square feet to allow for a larger turning space for the delivery trucks. Mr. Freeman continued that the additional building and loading/unloading area does not increase the use of permeable area but rather it will use area that is already approved for asphalt area. Mr. Freeman informed the Board that his client decided to make this change rather than move the existing and proposed silos and is needed due to the machinery being larger than expected. Rob Fitzsimmons informed the Board that if they agree that this is a minor modification to the previously approved Site Plan then there is no need to have the applicant make a new application to the Planning Board and they only need to make a motion.

Motion to approve the minor modification of the previously approved Site Plan adding 1250 square feet to the building and adding 24 square feet to the loading/unloading area was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion approved.

Bell, Eric Micro Farm Distillery Special Exception: Tax Map #(SBL)122 – 1 – 40 . 200 Located at 150 Thielman Rd. Special Exception for a microbrewery/farm distillery to produce craft beer.

Eric Bell was present for the application. Rob Fitzsimmons informed the Board that Town of Claverack Building Department's Stan Koloski called him because he saw signs for the Old Claverack Brewing Company and didn't remember signage being part of the approval. Rob Fitzsimmons continued that at the time of the application Mr. Bell was asked about signage and if he were going to hold on site tastings or sales. At the time Mr. Bell informed the

Board that he was only selling to restaurants and bars in the area. Rob Fitzsimmons continued that Mr. Bell's business has grown to the point that he is now looking to hold tastings and sales at the site. Rob Fitzsimmons continued that NYS Ag & Markets allows for on-site tastings and sales. Rob Fitzsimmons informed the Board and the applicant that Stan Koloski is required to make a site visit and determine that the increase of use is not more than 10% or Mr. Bell will be required to change the use and it now becomes open to the public. Joseph Singleton stated that Mr. Fitzsimmons started his previous comment by saying that NYS Ag & Markets allows so the Town of Claverack Planning Board really has no opinion on the matter and it should be allowed. Gretchen Stearns stated that she has a concern that the public hearing informed the neighbors that this use would not hold tastings and sales and now it is being added and the neighbors should be made aware of the change. Stephen King asked when will the tasting sessions occur. Mr. Bell answered that the tasting and sales will be held on Saturdays and Sundays year round. Rob Fitzsimmons informed the Board that since NYS Ag & Markets allows for tastings and sales at farm breweries then the TOC Planning Board can determine that this is a minor change to the previously approved Site Plan/Special Exception and make a motion to allow on-site tastings and sales. Joseph Singleton stated that he deferred the issue to the Ag & Markets laws.

Motion to approve the minor modification to the previously approved Special Exception to allow for on-site tastings and sales was made by Joseph Singleton with a second from Virginia Ambrose. All members were in favor. Motion carried.

Virginia Ambrose suggested to the applicant that he make an effort to contact his neighbors and informed them of the minor change.

OTHER BUSINESS:

Chairman Brian Goodrich addressed an article in the Hudson River View newspaper advertising a fundraiser for the Claverack Library and Triform jointly which is to be held at the Churchtown Dairy after Mr. Anderson was specifically informed that this type of event was not allowed at this site according to what the farm was approved for. Scott Cole informed the Board that he personally brought this event to the attention of Town Supervisor Kippy Weigelt. Katy Cashen informed the Board that she understood that there are two events that were previously scheduled at the Churchtown Dairy that could not be canceled due to the timeframe of the approval and conditions. Ms. Cashen continued that this event on 9/17 and then another to be held sometime in October are the two she is aware of and then Mr. Anderson will not hold other events at the site.

Motion to adjourn the meeting was made by Scott Cole with a second from Judy Zink. All members were in favor. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,
Jodi Keyser, Secretary