

APPROVED 12/3/18

**TOWN OF CLAVERACK  
PLANNING BOARD**

November 5, 2018

7:00 p.m.

**Chairman Scott Cole called the November 5, 2018 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.**

**Members in attendance were: Chairman Scott Cole, Virginia Ambrose, William Michael, Stephen King, Gretchen Stearns, Robert Vecchi, Jock Winch, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser**

**Board members reviewed the minutes of the October 1, 2018 meeting.**

**Motion to approve the October 1, 2018 minutes was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Motion carried. Minutes approved.**

**No new correspondence were received.**

**CONTINUING APPLICATIONS FOR 11/5/18:**

**Thomas Meltz Site Plan Review: Tax Map #(SBL) 133 . – 2 - 45 Located at 1124 NYS Rte. 23 Craryville. Site Plan Review for the replacement of a non-conforming mobile home.**

Mr. Meltz was present for the application. Mr. Meltz reviewed his application for a one time only replacement of an existing mobile home with a newer mobile home for the Board. Mr. Meltz stated that he is requesting to replace an old single wide mobile home with a new double wide mobile home that will consist of approximately the same square footage just new. Mr. Meltz continued that Future Homes of Cairo will do all of the site work and pour a new concrete pad and install tiedowns for the new structure. Mr. Meltz informed the Board that he was considering a used mobile home but knowing that this would be a one time only replacement decided to purchase a brand new home that would last for several years. Chairman Scott Cole asked the Board members if they had any questions. No questions from the Board. Chairman Cole opened the meeting to public hearing at 7:05 p.m. No comments were heard. Chairman Cole closed the public hearing at 7:06 p.m.

Motion to grant a negative declaration for purposes of SEQRA was made by Virginia Ambrose with a second from Robert Vecchi. All members were in favor. Motion carried.

Motion to approve the application to grant a one time only replacement of an existing mobile home with a new double wide mobile home was made by Gretchen Stearns with a second from William Michael. All members were in favor. Motion carried.

Site Plan maps were stamped and signed. Mailing fee of \$2.00 was paid in cash.

**NEW APPLICATIONS FOR 11/5/18:**

**Browne, Margaret/Morse, Kelly Site Plan Review: Tax Map #(SBL) 142 . – 1 – 20 . 1 Located at 674 Snydertown Rd. Craryville. Site Plan Review for the construction of a 12-foot by 32-foot manufactured home for use as a farm worker residence.**

Margaret Browne and Kelly Morse were present for the application. Mrs. Browne informed the Board that her application is to construct a small modular home of 12 feet by 32 feet for farmworker housing on her farm. Mrs. Browne continued that Miss Morse, her stepdaughter and the only farmworker she has working on her farm will reside in the residence. Mrs. Browne continued that she was looking into a possible tiny home but they are very expensive and difficult to winterize and heat. Mrs. Browne informed the Board that after searching they have found a small modular home that would be sufficient room and easy for Miss. Morse to afford and maintain. Gretchen Stearns asked Mrs. Browne what type of farm does she have. Mrs. Browne stated that she has several bee hives and makes products such as honey, lip balm, bees wax, bee education and sells bees. Mrs. Browne continued that she also raises special turkeys and chickens and is trying other animals. Chairman Cole asked the Board if they have any other questions for the applicant.

George Schmitt stated that the application should include water and septic information. Mrs. Browne stated that the property had a barn that was torn down which had a toilet and a septic system which will be used for this

home. Mrs. Browne continued that the water for the new structure will be run from the existing well used by the main farm house. Mrs. Browne informed the Board that the new structure will have only one bathroom. Rob Fitzsimmons informed the applicant that the Town of Claverack Building Department CEO Jay Trapp might ask for CCDOH letter of approval for the septic and the CCDOH might want to inspect the existing system. Rob Fitzsimmons suggested to Mrs. Browne to check with TOC CEO Trapp to check on the septic issue to be certain and ahead of the game. Rob Fitzsimmons reminded the Board that agricultural applications are subject to an expedited review.

Motion to accept the application as complete and set for public hearing on December 3, 2018 was made by Gretchen Stearns with a second from Stephen King. All members were in favor. Motion carried.

Mrs. Browne was instructed to obtain a public hearing sign from the Town Clerk's office at least two weeks prior to the next hearing.

#### **OTHER BUSINESS:**

Gretchen Stearns asked if the Board had decided when to hold the January 2019 meeting since the first Monday is a holiday. Board members agreed to hold the January meeting on January 7, 2019.

Rob Fitzsimmons informed the Board members that the public hearing for the TOC PDD law will be held on November 19<sup>th</sup> starting at 7:00 p.m. at the A. B. Shaw Firehouse.

Stephen King stated that New York State has recently removed several very large and old trees from NYS Rte. 23-B and at the intersection of 9-H and 23 and asked if the Town of Claverack is notified that this will take place. Stephen King stated that this is a historic hamlet and people are upset by the lack of notification. Rob Fitzsimmons stated that NYS DOT usually tries to work with the landowner and the municipality when this is happening but the NYS DOT has the final decision. Rob Fitzsimmons continued that the NYS DOT hires companies that work very fast sometimes notching out parts of trees that causes many complaints. Rob Fitzsimmons continued that ultimately the DOT is working on safety as and take the trees down as a precautionary measure. MaryAnn Lee of the Town Board was present at the meeting and stated that the TOC was notified and were told about the removal and possible replacement program but public safety is the major reason for the removal of these trees.

Gretchen Stearns stated that the owners of the former Claverack School need to remove the old sign since this is considered an abandon use. Jock Winch stated that the owners plan to refurbish the old sign and reinstall it.

**Motion to adjourn the November 5, 2018 meeting of the Town of Claverack Planning Board was made by Virginia Ambrose with a second from Robert Vecchi. All members were in favor. Motion carried. Meeting adjourned at 7:45 p.m.**

**Chairman Cole wished everyone a Happy Thanksgiving and to make sure to vote on November 6, 2018.**

**Respectfully submitted,**

**Jodi Keyser, Secretary**