

APPROVED 10/1/18

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: September 10, 2018
7:00 p.m.**

Chairman Scott Cole called the September 10, 2018 meeting of the Town of Claverack Planning Board to order at 7:02 PM.

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

Absent with regret: Gretchen Stearns

Members reviewed the minutes of the August 6, 2018 meeting. Motion to approve the minutes of the August 6, 2018 Town of Claverack Planning Board was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Minutes approved.

Correspondence: Letter received from Charles Vieni informing the Board that he has been retained by the Pulcher Transportation application for NYS DOT curb cut permits.

CONTINUING APPLICATIONS FOR 9/10/18:

Finck Realty Partnership Site Plan Review: Tax Map #(SBL) 101 . – 1 – 73 Located at 811 Route 66. Site Plan Review for expansion/change of use for installation of three new signs on pumps in fueling area.

Eric Battis and Tom Flnck were present for the application. Mr. Battis reviewed the application for the Board and audience members. Mr. Battis stated that his client is seeking to install additional signage for a new fuel additive at the fuel pumps and submitted two different types of signage, a “wave” and a “blade”. Mr. Battis continued that the signage is affixed to the pole between the pumps and is made of metal. Mr. Battis continued that the applicant would rather have the “wave” type of sign but the Planning Board was against this type because it was too high and because additional signage could be affixed to the sign itself. Mr. Battis stated that at the last meeting the Planning Board agreed that the less intrusive sign was the “blade” type of sign which is situated just above the pump and is smaller in size to the “wave” sign. Mr. Flnck asked the Board what the height requirements are for these signs. Robert Vecchi answered that the height limit was 6 feet and asked Mr. Battis if the “wave” a type of sign could be lowered to be within the restrictions. Mr. Battis stated that it is not possible to make the “wave” signs lower because they need to be above the pump. Virginia Ambrose stated that the “wave” signs appear to be 2 ½ feet above the pumps. No further questions from the Board members. Chairman Cole opened the meeting up to the public hearing at 7:07 pm. No comments were heard. Chairman Cole closed the public hearing at 7:08 pm.

Motion to approve the Site Plan review for the installation of 3 “blade” type signs at the fuel pumps was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Motion carried.

George Schmitt informed the Board that they must review the SEQRA for the application because it is required for a Site Plan Review.

George Schmitt reviewed the SEQRA for the Board members.

Motion to grant a negative declaration for purposes of SEQRA was made by Stephen King with a second from Jock Winch. All members were in favor. Motion carried.

Site Plans were stamped and final fees for mailing were paid in cash.

Pulcher Transportation Site Plan: Tax Map # 120 . 2 – 1 – 4 and 120 . 2 – 1 – 10 Located at 405 NYS Rte. 23-B Claverack NY. Site Plan Review for the alteration and expansion of use of repair facility for a transportation terminal with non-residential signs.

Paul Freeman was present to represent the applicant. Mr. Freeman reviewed the application for the Board. Mr. Freeman stated that his client is seeking approval to continue a bus repair facility with office space at the former dance studio/repair garage building. Mr. Freeman continued that the property is a weird configuration of residential and commercial line cutting the property. Mr. Freeman informed the Board that he researched the

possibility of installing trees and shrubs as a natural fencing but due to the poor soil the applicant is proposing to install a wooden fence with a gate. Mr. Freeman continued that his client has cleaned the site up and made things look nice and would do the same with the fence. Mr. Freeman continued that his client wants to run a clean operation and be a good neighbor but planting trees and shrubs would not work because they would just keep dying and look bad all of the time. Mr. Freeman informed the Board that his client changed the existing signs with their own logo and did not install new signs only new skins to the existing signs. Mr. Freeman informed the Board that there was discussion at the August meeting regarding NYS DOT curb cut permits and after researching with Joe Visconti from NYS DOT there were no approved NYS DOT curb cuts. Mr. Freeman continued that his client has retained Charles Vieni to engineer and work on obtaining DOT curb cut permits for the site. Mr. Freeman continued that a meeting was held this morning with Mr. Vieni and Mr. Visconti to review the curb cuts as they exist. Mr. Freeman informed the Board that this process could take some time and asked the Board to make the NYS DOT curb cut permit and installation a condition of approval to allow his client to move forward. Mr. Freeman informed the Board that the process could take about 4 to 6 weeks from the time the application is submitted to the NYS DOT for the approval to take place and it is just getting the process started so they might run out of time to install the curb cuts due to the weather. Mr. Freeman asked the Board to vote on the Site Plan with the curb cut permit from NYS DOT a condition.

Robert Vecchi stated that the ground mounted sign is higher than the allowed height because it is well over the 6 foot limit. Mr. Freeman asked what the limit is. Robert Vecchi read the Zoning Code for ground mounted signs at a maximum of 6 feet. Leo Pulcher, owner of the business informed the Board that the signs were there prior to his business moving in. Stephen King asked if this is actually a change of use because it was approved as a dance studio and now will be a bus repair garage.

Rob Fitzsimmons enters at 7:23 pm.

Rob Fitzsimmons informed the Board that the sign was within the Zoning limits but the height was previously approved so it is allowed. Rob Fitzsimmons continued that this is not considered a change of use and the signs were never removed just covered over with new signs of the same dimensions. Paul Freeman reviewed the situation with plantings vs fence in the rear, NYS DOT permit progress. Rob Fitzsimmons informed the Board and applicant that the previous owner installed what he wanted to and not what was permitted. Rob Fitzsimmons continued that if the Board feels that they are satisfied with the application information they are free to make the NYS DOT and fencing conditions of the final approval. George Schmitt informed Mr. Freeman that the Site Plan maps show the well site but need to have the septic site shown. Chairman Cole asked if the building is connected to the TOC Water supply or has it's own well. Mr. Freeman stated that the site is on a private well. Rob Fitzsimmons stated that the application started with the TOC CEO Jay Trapp and it is not indicated whether the septic is compliant or not and he might have a letter from the CCDOH on file. George Schmitt asked the applicant to submit a letter of compliance from the CCDOH for the septic. Robert Vecchi informed Mr. Freeman to make sure that the gate in the fence is wide enough for emergency vehicles. Mr. Pulcher stated that gates for this are usually 12 feet wide but he will install a 14 foot gate to be safe. Stephen King stated that the fence cannot exceed 6 feet in height and this should be a nice looking well maintained fence because the property is adjacent to residential homes and it should be high enough to block the view of the building and busses. Virginia Ambrose stated that she feels that some bushes and plantings look much better than a fence and she wants it to look nice for the neighbors. Paul Freeman asked if Mrs. Ambrose is speaking about the front or the back of the building. Virginia Ambrose stated she would like to see plantings in both areas. Stephen King stated that the rear of the property is the most sensitive to the neighborhood. Jock Winch stated that in his opinion a fence is a better option. Chairman Cole stated that a past history of plantings has shown that they will not grow and a fence is the best option.

Chairman Cole opened the meeting to public hearing at 7:34 pm. No comments were heard. Chairman Cole closed the public hearing at 7:35 pm.

Stephen King asked if the Planning Board grants a conditional approval is there a time frame for compliance that can be mandated. Rob Fitzsimmons stated that a reasonable time can be reached agreeably between both then it could be part of the approval. Chairman Cole read an email from Planning Board member Gretchen Stearns

asking if the applicant plans to store fuel or motor oil on the site. Mr. Pulcher stated that he purchases all of the fuel at Valley Oil and motor oil is stored inside of the building and the waste oil is removed by a company. George Schmitt reviews the SEQRA for the Board.

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

Motion to approve the Site Plan Review for a bus repair garage with office space and the installation of a 6 foot high wooden fence with a 14 foot emergency access gate and contingent on NYS DOT permit and Columbia County Department of Health approved waste water permit with completion of NYS DOT Curb Cuts one year from this date was made by Robert Vecchi with a second from Stephen King. All members were in favor. Motion approved. Site Plan was stamped and final fees for mailing were paid by check.

NEW APPLICATIONS FOR 9/10/18:

NONE

No other business or discussion.

Motion to adjourn the meeting was made by Stephen King with a second from William Michael. All members were in favor. Motion carried.

Meeting adjourned at 7:45 pm

Respectfully submitted,
Jodi Keyser, Secretary