

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

**Acting Chair Virginia Ambrose called the December 4, 2017 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.**

**Board members reviewed the minutes of the November 6, 2017 meeting.**

**Motion to approve the minutes of November 6, 2017 with minor changes was made by Robert Vecchi with a second from Stephen King. All members were in favor. Motion carried. Minutes approved.**

#### **CONTINUING APPLICATIONS FOR 12/4/17:**

**Philmont Family Dentistry/ Tareq Khalifeh Site Plan:** Tax Map #(SBL) 113 . 00 – 01 0 20 . 12 and located at 1078 NYS Rte. 217 Philmont. Site Plan Review for a 915 square foot addition to the existing dental office and the 6 additional parking spaces.

Mr. Widjeskoj project engineer and Ray Doty project contractor were present for the application. Mr. Widjeskoj informed the Board that his client is seeking an expansion of the building housing his dental practice. Mr. Widjeskoj continued that his client was granted an expansion in 2009 but the entire project was not completed at that time and his practice and staff have outgrown the facility. Mr. Widjeskoj submitted a septic approval for 2009 from the CCDOH showing adequate septic facilities.

Acting Chair Virginia Ambrose opened the meeting to public hearing at 7:15 p.m. No comments were heard. Acting Chair Virginia Ambrose closed the public hearing at 7:16 p.m.

George Schmitt reviewed the SEQRA for the Board members.

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

Motion to approve the Site Plan Review as presented for the expansion of the existing dental office was made by Jock Winch with a second from Gretchen Stearns. All members were in favor. Motion carried.

Maps will be stamped and signed at a later date. Mailing fee was paid.

**Pine Haven Nursing Home Subdivision:** Tax Map #(SBL)113 . 10 – 1 – 9 . 211 & 113 – 1 – 20 . 110 and located at 201 Main St. Philmont, NY. Boundary Line Adjustment/Subdivision.

Cory Auerbach of Barkley Damon LLC was present for the application. Mr. Auerbach reminded the Board that his client is the new owner of the former county nursing home Pine Haven. Mr. Auerbach continued that his client purchased both the parcel containing the current nursing home and the property that contains the old nursing home. Mr. Auerbach informed the Board that his client is seeking to refinance the home but found that the property line between the two parcels runs directly through the current home. Mr. Auerbach stated that the plan is to move the boundary line to the property between the two buildings dividing the area equally. Mr. Auerbach continued that the other parcel contains 55 acres and will remain at the current state but the new boundary line will allow for the new owners to refinance the current home. Rob Fitzsimmons informed the Board that Mr. Auerbach has appeared before the Town of Claverack Zoning Board of Appeals for an Area Variance because moving the boundary line would not allow for setbacks to be met due to the close proximity of the two buildings. Rob Fitzsimmons continued that the Town of Claverack Zoning Board of Appeals deemed the issue self-created and also substantial but because the boundary line adjustment moves the property line from the middle of the existing building the granted the Area Variance.

Acting Chair Virginia Ambrose opened the meeting to public hearing at 7:07 p.m. No comments were received. Acting Chair Virginia Ambrose closed the public hearing at 7:08 p.m.

To comply with full disclosure George Schmitt informed the Board that the company he works for Morris & Associates compiled the maps for this application and asked if the Board members had any issues with his review of the SEQRA. Board members agreed that it would allow George Schmitt to review the SEQRA.

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

Motion to approve the Class 1 Boundary Line Adjustment was made by Stephen King with a second from Robert Vecchi. All members were in favor. Motion carried.

Mr. Auerbach paid final mailing fees and \$300.00 final filing fee for the application. Maps will be stamped and signed at a later date due to Chairman Cole having the stamps.

**New Business:**

Gretchen Stearns asked why the Town of Claverack requires a public hearing for minor Boundary Line Adjustment applications and suggested that the Town Board change this requirement in the Zoning Codes. Gretchen Stearns continued that other towns do not require public hearings for BLAs. Rob Fitzsimmons informed the Board that he will relay this request to the Town Board.

Stephen King asked where the Town Board is with the PDD plan. Rob Fitzsimmons informed the Board members that it is in a rough, rough draft that he might have within a few days and the Town Board will possibly hold a very informal review and invite the Planning and Zoning Boards to update everyone and get input. Rob Fitzsimmons continued that as far as he knew the Amedore group is not moving forward right now. Rob Fitzsimmons continued that the County is struggling with connecting the County Commerce Park with adequate water supply. Rob Fitzsimmons stated that the County has enough supply for the commerce park to expand but nowhere near enough for a project such as proposed by the Amedore group. Gretchen Stearns asked if the new system would help. Rob Fitzsimmons answered yes it would help by getting away from a collection system directly into the treatment plant and it is comptroller approved. Gretchen Stearns stated that the Almstead facility should have been connected by now but it appears that they are still using a port-o-let.

Motion to adjourn the meeting was made by Robert Vecchi with a second from Stephen King. All members were in favor. Motion carried. Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Jodi Keyser, Secretary