

TOWN OF CLAVERACK
PLANNING BOARD
Minutes of June 5, 2017

Chairman Scott Cole called the June 5, 2017 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

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

Members reviewed the minutes of the May 1, 2017 meeting.

Motion to approve the minutes of the May 1, 2017 meeting was made by Virginia Ambrose with a second from Robert Vecchi. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR 6/5/17:

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.

Tom Yung and two representatives from ABS Satellite were present for the meeting. Mr. Yung apologized to the Planning Board members for his lack of contact regarding the status of the application. Mr. Yung continued that his company had applied to the FCC for a licensing and information that the Board requested regarding their health and safety concerns. One of the representatives was the Senior Vice President and has been in the satellite industry for 40 years. SVP stated that he had overseen the FCC application which is a two stage application. SVP continued that first the FCC has to approve and then add the type of satellite antenna to the list of approved satellites antenna that are allowed for this use and second step is to have the FCC grant a permit to implement the use of the satellite antenna. SVP stated that in April of 2017 they received approval to use the satellite antenna for this application. AA informed the Board that he has worked with the FCC on several projects and for ABS for about 3 years. AA continued that now that the approval to use this satellite antenna was granted to them they now need FCC to grant the communication component for the satellite antenna with the satellites. AA continued that the FCC needs to know where the satellite antenna will be located and what satellite will be communicating with the antenna. AA continued that to answer the questions about the hazardous conditions that the Planning Board is concerned about are minimal at best. AA stated that the beam from the antenna is 1/10th of an inch and there is some radiation but it the level of radiation decreases as the beam extends and it spreads out. AA continued that they have reduced the amount of power to 250 watts which is ok at any level but the satellite antenna works better with a higher level. Rob Fitzsimmons stated to clarify the Planning Board went through a substantial review of the two satellite antennae that will transmit and receive data. Rob Fitzsimmons continued that the issue the Board is having is that in the original application dated April 2016 the report shows the Columbia County Airport and another private airport in Claverack and the concern is that the antennae are in the flight paths of both airports. Rob Fitzsimmons continued that the issue is that the Board is asking for written data that the antennae will not interfere with the airplanes and that radiation will not impact the people on those flights. AA informed the Board that the risk to the flights and people is a nonissue because the radiation dissipates as the beam travels. SVP stated that if ABS is successful in obtaining the FCC permitting then this permit should prove to the Planning Board that the satellite antennae are safe. Rob Fitzsimmons informed the applicant's representatives that the Town of Claverack Planning Board is required to review a SEQRA and on the SEQRA form submitted by ABS Satellite Co. there are four boxes marked that indicate potential hazardous impacts. Rob Fitzsimmons continued that if the FCC license mitigates these concerns regarding the flight paths for the airports then the applicant will need to supply a revised report. AA informed the Board that interference with the airplanes instrumentation or communication is not at jeopardy because the FCC divides the usable frequencies into different areas for different uses and one of those frequencies is designated only for use by satellites and satellite antennae. Rob Fitzsimmons informed the representatives for the application that the report states that there are potential hazardous impacts and the public will ask what those impacts may be. Rob Fitzsimmons continued that these impacts need to be addressed via a submission to the TOC engineer George Schmitt to review. Gretchen Stearns stated that

there is a need for a more significant screening design with clusters of trees containing more than 5 trees shown on the maps. Tom Yung informed the Board that the owner of the building and Hudson Valley Classic Motors wanted to get a land based satellite operation and is in the process of obtaining all of the required licenses and permits necessary from the FCC. Application is continued to July.

Gretchen Stearns recuses herself and leaves the room at 7:25 p.m.

Sears, Michael Special Exception: Tax Map 131 . – 2 – 11 Located at 223 Schoolhouse Rd. Special Exception for a Ground Mounted Solar Array.

Andrew Petersen from the solar company and Mr. Sears were present for the application. Mr. Petersen submitted survey maps showing the location of the solar arrays superimposed onto them. Rob Fitzsimmons informed the solar company representatives that one of the issues that the Board is having is with the underground power connections for the array and the residence cross property lines that are currently owned by the same owner but if one of the parcels is sold. Mr. Petersen stated that this is a nonissue because the parcels are currently separated. Virginia Ambrose asked if the encroachment issue raised during the previous meeting been cleared up. Mr. Petersen stated that he followed the pins for the property lines and the fence is within Mr. Sears' property and there is no encroachment. Chairman Cole asked where the arrays will be located because the maps are still hard to figure out. Virginia Ambrose stated that the property owner in the rear has an issue with screening and this might be fine now but will be an issue in the winter months. George Schmitt reviewed the survey maps with the applicant and informed them that they need certified survey maps from a professional surveyor. Rob Fitzsimmons stated that it is up to the Board members if they feel that an easement is needed for the underground lines and if so this needs to be shown. Rob Fitzsimmons continued that an easement, right of access or whatever deal will be acceptable to allow the owner of the utility lines access is needed. Robert Vecchi stated that he is concerned because this is not a public utility and if one of the parcels is sold then it becomes an issue. Rob Fitzsimmons informed the Board that deals can be arranged and terms written in during a sale. Rob Fitzsimmons reminded the Board that this application is currently open for public hearing which was continued. Chairman Cole continued the public hearing at 7:30 p.m. No comments. Virginia Ambrose stated that the details of the screening should be shown on the maps. Mr. Petersen stated that at the previous meeting there was a question from a neighbor regarding the property lines screening so Mr. Sears hired a drone to flyover the property and this video was shown during the meeting to the Board members and it shows significant screening between the properties. Virginia Ambrose stated that there are several apple trees but they lose their leaves in the fall which will lessen the density of the screening. Mr. Petersen stated that the trees behind the Sears property are 50 to 60 feet tall and you cannot see 20 feet through them. Virginia Ambrose stated that the deciduous trees should not be considered because for 6 months out of the year they do not provide adequate screening. Mr. Petersen stated that he came into this application in the late stage so he is trying to assist the application to move forward. Rob Fitzsimmons informed the applicant and representatives that if Mr. Sears does not own the trees but rather the trees are owned by the neighbor then the screening is not something that the applicant can count on as their screening. Rob Fitzsimmons continued that it is up to the applicant to really screen and not up to the neighbor to screen their property and view from the applicant. Mr. Petersen then asked if the Board is requiring Mr. Sears to provide more screening than the existing trees. Virginia Ambrose stated yes because the trees that Mr. Sears is using as screening are not under his control. Mr. Sears stated that he cannot believe that someone would cut down their own trees just to require him to plant trees. Rob Fitzsimmons stated that if the neighbor comes to the Planning Board and says he can see the array then there isn't enough screening. Mr. Sears stated that he understood that Dr. Weinenger and the Board member that recused herself have complained. Rob Fitzsimmons suggested that Mr. Sears meet with the neighbors and work out some agreement so that there is sufficient screening and everyone is satisfied. George Schmitt informed the applicant and the solar representatives that they need to supply the Board with an updated actual survey maps from a licensed professional surveyor showing the screening instead of copies of surveys with drawings on them. Rob Fitzsimmons informed the applicant that it is very important to provide actual surveys to the Board for approval because if there is an issue in the future that is raised regarding property lines the official survey maps from a licensed surveyor will stop the confusion from happening. Continued to July 5th.

Gretchen Stearns returns to the meeting.

Joe Beats LLC Special Exception and Site Plan Review: Tax Map # 132 – 1 – 18 Located at 482 & 484 NYS Rte. 23. Special Exception and Site Plan Review to remodel current retail space back to a restaurant use along with remodeling of existing house

Rob Fitzsimmons informed the Board that the applicant has been in contact with the TOC building department and is having demolition issues so he might be delayed in his return to the Planning Board.

Koch, Mary dba Thyme in the Country Site Plan Review: Tax Map #(SBL) 112 . – 1 – 4 . 200 Site Plan Review to revise the use of the bed and breakfast to include serving alcohol, increase the number of rental rooms from three to four and for the owner to occupy a separate building rather than the building of the bed and breakfast.

Rob Fitzsimmons informed the Board that Ms. Koch was informed that her application would need an interpretation of a home occupied business if she were living outside of the residence. Secretary Jodi Keyser stated that she had not yet received an application to the ZBA from Ms. Koch but there was still time.

Tiano/Rosen Subdivision: Tax Map #(SBL) 121 . – 1 – 12 Located at 10 Stone Mill Rd. Subdivision of 44.971 acres into two parcels of 7.472 and 37.229 acres.

Rita Tiano and Jeff Plass were present for the meeting. Mr. Plass informed the Board that this application is a very simple subdivision of property. Mr. Plass continued that each subdivided parcel currently has residences and both residences have separate water, septic systems and driveways. Chairman Cole reminded the Board that this application was accepted and set up for public hearing for this meeting at the May meeting. Chairman Cole opened the meeting to the public hearing at 7:45 p.m. No comments were received. Chairman Cole closed the public hearing at 7:46 p.m. George Schmitt reviewed the SEQRA for the Board members.

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

Motion to grant the 2- lot minor subdivision was made by Gretchen Stearns with a second from Virginia Ambrose. All members were in favor. Motion carried.

Maps were stamped and final fees of \$200.00 were paid.

NEW APPLICATIONS FOR 6/5/17:

Schram, Peter & Nicholas Subdivision: Tax Map #(SBL) 131 . 00 – 01 – 11 Located at 24 & 36 Van Wyck Lane. Boundary Line Adjustment adding 2 acres from 36 Van Wyck Lane to 24 Van Wyck Lane.

Peter Schram and Nicholas Schram were present for the application. Pete Schram informed the Board that his son Nicholas owns 36 Van Wyck Lane and he owns 24 Van Wyck Lane and they are seeking a boundary line adjustment of 2.002 acres from 24 Van Wyck Lane to be added to 36 Van Wyck Lane to give his son's property more of a buffer from the neighboring property. Mr. Schram continued that they are not creating any new parcels only merging property from one onto the other. Gretchen Stearns asked Rob Fitzsimmons if simple applications like boundary line adjustments could be approved by the Building Department instead of an application and the time of going through the Planning Board process. Rob Fitzsimmons informed the Board that the TOC Town Board is considering this as a possibility at this time. Rob Fitzsimmons asked if there are any buildings on the 2.002 acre piece of land. Mr. Schram answered no. Rob Fitzsimmons informed the Board that if they feel comfortable they can accept the application as complete and set for public hearing at the July 5th meeting. Mr. Schram informed the Board that he has a buyer for the 24 Van Wyck Lane property that is chomping at the bit to close and he asked the Board and Rob Fitzsimmons if he can have a closing on the property before the approval in July. Rob Fitzsimmons answered no to the sale only if modifying the house and if the closing goes through then the property belongs to the new owners and Mr. Schram will need a letter from the new owners granting him the authorization to represent them with the application if the sale happens.

Motion to accept the application as complete, classify as a Class 1 Boundary Line Adjustment and set public hearing for July 5, 2017 was made by Virginia Ambrose with a second from Gretchen Stearns. All members were in favor. Motion carried. Continued to the July meeting.

Sabo, Denise Subdivision: Tax Map #(SBL) 110 . – 1 – 31 . 21 and 110 . – 1 – 31 . 32. Located at 441 NYS Rte. 66. Subdivision of 61 +/- acres into two parcels.

Jeff Plass and Ben Tzinga were present for the application. Mr. Plass introduced Mr. Dzinga as the new owner of the property and he will adjust the survey maps to show the new owner. Rob Fitzsimmons stated that he will need the new deeds also. Mr. Plass stated that he has the proposed deeds. George Schmitt informed Mr. Plass that Columbia County is creating a new sewer line that will dissect this property and that easement should be shown on the survey maps also. Mr. Plass stated that these types of things change several times before they are finalized so the maps would also change. George Schmitt stated that the easement and line is mostly complete so it can be added to the maps. George Schmitt continued that where ever there is a need to have an easement for the new sewer system will also need to have updated surveys done so it is easier to do this one now. Mr. Plass informs the Board that this is an application for a 2 lot subdivision which includes a 50 foot Lone Star Easement/railway bed that was owned by Richard Koskey that will be merging into this property. Mr. Plass continued that both parcels have houses with separate septic and wells and the second parcel will have access through Sabo Lane which was approved in 1999. Rob Fitzsimmons asked if there is only one driveway. Mr. Plass stated that the two parcels will have frontage on Sabo Lane then where Sabo Lane ends will allow for access to the larger parcel. Mr. Plass stated that all of the parcels will have frontage on Sabo Lane. Rob Fitzsimmons asked if there are easements or driveway maintenance agreements on file. Mr. Dzinga answered yes they were filed in 1993. Mr. Plass informed the Board that this is a preliminary map but he just needed assurance from the Planning Board that it would be allowed. Mr. Plass continued that the property is within the 5-acre zone and both parcels have a residence each with their own well and septic system and all are outside the flood zone. Chairman Cole asked the Board if they have any questions. Virginia Ambrose informed the applicant that only agricultural buildings are allowed to be constructed in the flood zone. Rob Fitzsimmons informed the applicant that updated survey maps and the driveway agreement are needed. Motion to accept the application as complete pending revised survey maps and to set the public hearing for July 5, 2017 was made by Virginia Ambrose with a second from Robert Vecchi. All members were in favor. Motion carried. Deeds were submitted.

George Hildebrant Trucking Site Plan Review: Tax Map #(SBL) 140 . 00 – 01 – 04 Located at 412 Stone Mill Rd. Site Plan Review for the addition of a 1,400 square foot modular office building at the northwest area of the existing 14,000 square foot terminal structure.

Rudy Hayes from Hildebrant Trucking and Patrick Daley from Crawford & Associates was present for the application. Chairman Cole informed the Board that to be within full disclosure Mr. Hayes is his cousin. Mr. Daley informed the Board that his client is seeking to install a 1400 square foot modular office building on a concrete slab behind the current trucking operation. Mr. Daley continued that this will have little impact and no increase in the operation only relocating the office staff to free up space in the main building. Mr. Daley continued that a new crushed stone parking area will be installed and the entire addition will be out of sight from the main road. Mr. Daley informed the Board that new lighting will run from the existing building and be low voltage dark sky compliant. Mr. Daley added that water for the modular unit will also be hooked into the main building supply. Mr. Daley informed the Board that a new septic tank will be installed. Gretchen Stearns informed Mr. Daley that the water line is required to be in a sleeve to protect from septic contamination. Mr. Daley confirmed that this would be done. Motion to accept the application as complete and set public hearing for July 5, 2017 was made by Robert Vecchi with a second from William Michael. All members were in favor. Motion carried. Continued to July 5th meeting.

Genito, Ronald & Linda Subdivision: Tax Map #(SBL) 120 . 00 – 01 – 04 . 1 Located at 179 NYS Rte. 9-H Subdivision of 40.57 acres into two parcels of 3.187 and 37.383 acres respectively.

Surveyor Phil Massaro was present for the application. Mr. Massaro informed the Board that his client is seeking to subdivide approximately 40 acres into two parcels of 3 +/- and 37 +/- acres respectively and will be retaining the smaller parcel which contains their residence and will sell the larger parcel to be used for agricultural purposes. Mr. Massaro informed the Board that his client received an Area Variance from the TOC ZBA for frontage. Mr. Massaro informed the Board that a driveway maintenance agreement was submitted with the driveway going with the larger parcel and a right-of-way to access the residence. Chairman Cole opened the meeting to public hearing at 8:30 p.m. No comments were received. Chairman Cole closed the public hearing at 8:31 p.m. Motion to accept the application as complete and set the public hearing for the July 5th meeting was made by Robert Vecchi with a second from Gretchen Stearns. All members were in favor. Motion carried. Gretchen Stearns stated that the EAF indicates that there are endangered species on the property. Mr. Massaro stated that he was told to fill

out the form with this because there is a potential for some endangered animal to be found on the property but there aren't any confirmed findings. Mr. Massaro asked if he needs a new sign noticing the public hearing. Rob Fitzsimmons stated no sign is needed for a subdivision. Continued to the July 5th meeting for public hearing.

Burch, Stanley Site Plan Review: Tax Map #(SBL) 101 – 2 – 21 Located at 158 Gahbauer Rd. Site Plan Review for the installation of a mobile home for farmworker housing.

Stan Burch was present for the application. Mr. Burch informed the Board that he is seeking to install a mobile home on his property to use for farmworker housing. Mr. Burch continued that he owns 30 +/- acres off Wentzel Rd. Gretchen Stearns asked if he has a letter from the CC Department of Health. Mr. Burch answered that water is existing. Stan Burch Jr. stated that if the project is approved then they will move forward and have the property perk tested. Rob Fitzsimmons informed the Board that they could approve with the contingent of CC DOH approval. Rob Fitzsimmons continued that TOC Building CEO Jay Trapp will make sure that the CC DOH permit is supplied before he grants a certificate of occupancy. Motion to accept the application as complete and to set for public hearing on July 5, 2017 was made by William Michael with a second from Jock Winch. All members were in favor. Motion carried. Gretchen Stearns reminded the Board that agricultural applications such as this can receive an expedited review.

Fieldmakers Site Plan Review & Special Exception: Tax Map #(SBL) 130 . – 1 – 6 . 112 Located at 195 Stone Mill Rd. Site Plan Review for the development of a new agri-tourism farm project including a farm with support buildings, guest cabins, event space and a caretaker/owner dwelling.

Pat Daley from Crawford & Associates and Victoria Masters – Fieldmakers Representative were present for the application. Ms. Masters informed the Board that she is proposing an educational farm stay program where people can stay in cabins and learn about farming with farming education incorporated. Pat Daley informed the Board that this is an agri-tourism proposed use will be situated on a piece of property that was once a farm but is now overgrown brush with some hardwood growth in the back of the property. Mr. Daley continued that the site is zoned Rural Agricultural. Mr. Daley informed the Board that this project will be a full farm with support buildings and supporting infrastructure. A full SWIPP is required but not yet submitted. Mr. Daley informed the Board that this project will be built out in phases with Phase 1 being roads, water, and sewer, electric, communication and irrigation lines. Phase 2 will be the farm cabins, pole barn for equipment storage and animals, farm stand to sell vegetables that are grown and other farm products. Phase 3 will be to construct a greenhouse and additional cabins. Phase 4 will consist of construction to establish a farm residence with separate water and septic. Mr. Daley informed the Board that the site is within the TOC Water district. Rob Fitzsimmons added that the frontage of the property is located within the TOC Water District. Rob Fitzsimmons instructed Mr. Daley to get the data for water usage to George Schmitt and this also needs approval from the Town of Greenport. Mr. Daley informed the Board that soil testing was performed throughout the site and the septic system will require a partial raised system with 2 feet above grade and 2 feet below grade with 3,000 gallons per day. Mr. Daley continued that the plans show some of the proposed parking with a full build out of 70 spaces, driveways for the large and small cabins. Chairman Cole stated that he noticed several wetland areas throughout the site and they appear to be close to the cabins. George Schmitt stated that the proximity of the cabins and wetlands will be reviewed as the project moves along but if the Army Corps of Engineers are ok then the TOC can agree. George Schmitt continued that a full storm water and flood will need to be submitted and asked if the site had any floodplain. Mr. Daley answered no floodplain. George Schmitt informed the applicant that when there is a more completed plan then it can be sent to the NYS DEC for permitting. Virginia Ambrose stated that the maps show that only 34% of the property is moderately well drained which leaves only 17 acres to farm. Virginia Ambrose continued that this project seems less like a farm and more like a destination. Gretchen Stearns stated that it appears like a tourist site with a little agriculture mixed in. Ms. Masters stated that it will be run like a farming co-op where farmers will rent property by the acre. Ms. Masters continued that she has farmers interested already. Virginia Ambrose asked who will run the farm stand. Ms. Masters answered workers and herself. Gretchen Stearns asked about the event space which is shown. Gretchen Stearns informed the applicant that events such as weddings, fundraising events, and parties are not allowed. Ms. Masters asked if she would be able to have pop up dinners where chefs come to the site and make dinners using the products of the farm and guests are invited to attend. Rob Fitzsimmons informed the applicant that seeing event space sends up red flags for the Planning Board members because a similar farm operation that was approved by the Board has since started holding events like weddings,

fundraising events for local not for profits and it was not part of the approval. Rob Fitzsimmons continued that these types of events are outside the scope of a farm operation and are not allowed. Rob Fitzsimmons informed the applicant that open houses, events to learn how to grow flowers or milk cows are the types of events that are allowed. Rob Fitzsimmons added that Ag. & Markets are very liberal with their definition of agri-tourism uses but the Town of Claverack has jurisdiction over the use and if the Building Department receives complaints of weddings or parties then they will investigate. Gretchen Stearns stated that using the vegetables grown at the farm to make a dinner is allowed but selling tickets and having a band make it something else and it is not allowed. Gretchen Stearns stated that it seems like there are too many cabins. Mr. Daley stated that there are 12 one to two bedroom cabins and 8 mini cabins. Mr. Daley continued that the initial Phase will consist of 4 large 2 bedroom cabins with kitchens that will allow for 24 people to stay and a couple of mini cabins that are only a bedroom with support. Robert Vecchi asked how long people will be staying. Ms. Masters answered that most will stay a week. Robert Vecchi asked what happens when people want to stay but they don't want to participate in the farming operation. Ms. Masters answered that people are not forced to participate but she thinks that people will come and stay only to participate. Robert Vecchi stated that this plan seems like a bed and breakfast operation but only in cabins not a single home. Pat Daley stated the goal is for the visitors to have exposure to the farm. Robert Vecchi stated again it appears to be a bed and breakfast especially if visitors do not have to participate in the daily farming activities. Gretchen Stearns stated that it seems like a glorified camp ground and she is concerned with the number of buildings and bedrooms. Gretchen Stearns continued that if the property were subdivided it could have no more than 10 houses. Jock Winch stated that there is a design for an agri-tourism use and in his opinion it appears at this point to be a very good plan and use of the property. Rob Fitzsimmons read the definition of agri-tourism and used the example of a dude ranch as one. Gretchen Stearns stated that visitors at a dude ranch participate in the activities of the ranch and this plan does not. Jock Winch stated that not all of the visitors to a dude ranch participate and the goal is to have a majority of the visitors participate rather than just staying. Jock Winch continued that this is good for the Town of Claverack but without an event center. Mr. Daley informed the Board that the layout of the cabins is designed to keep them secluded and natural and to keep the existing tree line. Virginia Ambrose asked if the road will be maintained by the owner of the property. Mr. Daley stated that Phase 1 will have the construction of the infrastructure and Phase 2 will see the farm up and operational along with the farm stand and begin to add the cabins. Virginia Ambrose asked Ms. Masters if she had any interest from farmers to rent the land. Ms. Masters stated that she is starting to hear from interested farmers. Gretchen Stearns stated that if the plan is to start a farm operation and renting pieces of land to farmers to grow crops and then having people stay in the cabins it seems like two different businesses and not principally a farm. Ms. Masters answered that the farmers will gain from selling their goods at the farm stand and they will be paid for instruction at the classes so they will profit from the visitors and down the road she would like to set up a profit sharing. Gretchen Stearns informed the applicant that she needs to submit a business plan with details of the farming operation. Gretchen Stearns continued that this appears to be like a camping resort in the Catskills rather than a farm. Ms. Masters stated that she is interested in supporting farming in the area. Virginia Ambrose asked Ms. Masters if she had any experience with farming. Ms. Masters answered yes she grew up on a farm in New Jersey that had alpaca. Gretchen Stearns stated that she would agree with the completion of Phase 1 and then having the applicant return to the Planning Board. George Schmitt stated that the Planning Board will need adequate information to be able to deem the application complete, advertising restrictions or people. Chairman Cole asked that a drawing of each type of building as well as the green houses could be submitted to allow the Board members to have a better picture of the site. Mr. Daley informed the Board that the buildings are still in the design phase and not yet hashed out but he will submit a plan for one of the mini cabins and the barn. Robert Vecchi asked if all of the cabins will be different. Mr. Daley stated that the cabins will all be slightly different but the same concept. Robert Vecchi asked if the cabins will be stick built or pre-fab construction. Mr. Daley answered that the cabins will most likely be pre-fabricated. Robert Vecchi informed the applicant that all smoke and residential fire alarm systems will be required. George Schmitt informed the applicant that a stormwater plan will be required. George Schmitt asked the Board if they would require a formal review from him and if so then an escrow account will be required. Gretchen Stearns answered yes a formal review is needed especially because of the wetlands. Rob Fitzsimmons stated that this has been customary in the past reviews. Chairman Cole and George Schmitt agreed to set an escrow account in the amount of \$1500.00 which should be submitted to the Town Clerk's office. Continued to the July 5th meeting.

OTHER BUSINESS:

Rob Fitzsimmons informed the Board that the TOC has been approached by Amedore Homes with a proposed mixed use plan for Bill First's property on NYS Rte. 9-H. Rob Fitzsimmons continued that the plan includes a big box store with other commercial and retail businesses, offices, senior housing and multi-family housing. Rob Fitzsimmons informed the Board that the representatives from Amedore Homes will be presenting a draft for the TOC Town Board on 6/8/17 at 6:00 p.m. and the members of the Planning Board are invited to attend. Rob Fitzsimmons informed the Board that if the TOC is ok with the mixed use then the Planning Board will be responsible for the Site Plan reviews. Rob Fitzsimmons continued that some of the Site Plan Reviews will be coordinated reviews with the Town Board. Rob Fitzsimmons continued that the Amedore Homes representatives requested a PDD across the entire Town of Claverack but it was designated to the Rte. 9-H area in the Columbia County Commerce Park. Rob Fitzsimmons informed the Board that this project will require a lot of water and the bad news is that the County hasn't designed the new sewer and water plan so this will need to be increased to meet the needs. Rob Fitzsimmons stated that the good news is that the increase in the number and size of the users of the sewer system will make it more cost effective and costs will weigh less on taxpayers. Rob Fitzsimmons stated that the TOC may have to modify the wellhead protection zone. Gretchen Stearns stated that this is good for the Town but the Town needs to be very careful how it is done.

Motion to adjourn the meeting was made by Gretchen Stearns with a second from Robert Vecchi. All members were in favor. Motion carried. Meeting adjourned at 9:35 p.m.

Respectfully submitted,
Jodi Keyser, Secretary