

Approved 11/5/18

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes of: October 1, 2018**

Chairman Scott Cole called the October 1, 2018 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, Robert Vecchi, Jock Winch, William Michael, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser
Absent with regrets: Stephen King

Board members reviewed the minutes of the September 10, 2018 meeting.

Motion to approve the minutes of the September 10, 2018 meeting of the Town of Claverack Planning Board was made by Robert Vecchi with a second from Jock Winch. All members were in favor. Motion carried. Minutes accepted.

No Correspondence was received.

CONTINUING APPLICATIONS FOR 10/1/18:

None

NEW APPLICATIONS FOR 10/1/18:

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 informed the Board that he is seeking to replace a very old mobile home located on NYS Rte. 23 east of the Parkway near Forrest Lake. Mr. Meltz submitted copies of an updated Site Plan Review to the Board members. Mr. Meltz informed the Board that he is seeking to replace an old existing mobile home with a new mobile home. Mr. Meltz continued that the new submission is because the mobile home that he was planning to purchase fell through and he found a brand-new mobile home instead. Mr. Meltz stated that the new mobile home is a double wide which is 28-feet by 44-feet and the initial replacement was longer but narrower. Mr. Meltz continued that after talking it over he and his father decided that since this is a “one time only” deal that the Town of Claverack allows then to replace with a brand-new home made more sense. Mr. Meltz stated that the existing septic was located and the tank was empty and clean. Mr. Meltz stated that the tank is concrete and in good condition. Mr. Meltz continued that the new home will sit on a newly poured concrete slab and tied down. Mr. Meltz informed the Board that he has purchased the home from Future Homes in Cairo NY and they will perform all of the prep and finishing work and tie the home to the slab. Mr. Meltz informed the Board that the home will sit in the same spot as the existing mobile home it is just a little wider but they are positioning it so that the front of the home is the same distance the current home is from the roadway. Mr. Meltz stated that the new home meets all of the setback requirements. Gretchen Stearns asked if the home will actually be tornado proof because this area has sustained a tornado years back. Mr. Meltz aswered that he is not sure if it makes the home tornado proof but it does help to keep the home stable in high winds and they will put skirting around the bottom to make it look nice too. Chairman Cole asked the Board members if they had any questions. Gretchen Stearns asked Mr. Meltz if he understood that this replacement of a mobile home is a “one time only” allowance that the Town of Claverack allows. Mr. Meltz stated that he understood and it is the reason he is purchasing a new home instead of a used home to do this right this time. Mr. Meltz stated that the home is already at the Cairo business ready to be placed. Mr. Meltz asked if he could start prep work and get the slab poured

before the weather gets too cold. Gretchen Stearns stated that starting the work without approval is not a good idea. No further Board questions.

Motion to accept the application and set public hearing for November 5, 2018 was made by Virginia Ambrose with a second from Robert Vecchi. All members were in favor. Motion carried.

Mr. Meltz was instructed to obtain a public hearing sign from the Town Clerk at least two weeks prior to the meeting.

New Business:

Rob Fitzsimmons addressed the Board of the progress on the Town of Claverack PDD law. Rob Fitzsimmons stated that the Town Board is done with changes and are ready to start the SEQRA review. Rob Fitzsimmons continued that on October 11, 2018 the Town Board will initiate the SEQRA review. Rob Fitzsimmons continued that members of the Planning Board and Zoning Board of Appeals will receive the full packets in the near future to review. Rob Fitzsimmons stated that the draft law is then sent to the Columbia County Planning Board to review for any county wide impacts. Rob Fitzsimmons continued that on November 19, 2018 the public hearing for the PDD law will be held at the A. B. Shaw Firehouse beginning at 7:00 p.m. but suggested that members check the TOC website for changes and updates. Rob Fitzsimmons continued depending on any comments this could be approved that night or continued. Gretchen Stearns asked if a committee has been set up of TOC officials to look at changes. Rob Fitzsimmons answered yes and the committee consists of Jock Winch and William Michael representing the Planning Board, David Graziano and Roger Case representing the Zoning Board of Appeals, Town Board members Stephen Hook and MaryAnn Lee along with the TOC CEO Jay Trapp.

Motion to adjourn the October 5, 2018 meeting of the Town of Claverack Planning Board was made by Robert Vecchi with a second from Jock Winch. All members were in favor. Motion carried.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,
Jodi Keyser, Secretary