

APPROVED 8/3/2020

**TOWN OF CLAVERACK
PLANNING BOARD**

Minutes

July 20, 2020

7:00 p.m.

Chairman Scott Cole called the July 20, 2020 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

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

Members reviewed the Minutes of March 2, 2020.

Motion to approve the minutes of March 2, 2020 was made by Stephen King with a second from William Michael. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR 7/20/2020:

Gellert, Philip Subdivision: Tax Map #(SBL) 112 – 1 – 31 Located at 591 Rte. 217. Subdivision of 2 acres from 6.875 acres.

Mr. Gellert was present for his application. Chairman Cole informed Mr. Gellert that he needs to set up a meeting with Jay Trapp in the TOC Building Department to submit his subdivision properly. Mr. Gellert submitted new maps showing a change in the placement of the proposed house site for the property. Mr. Gellert submitted a letter from NYS DOT. George Schmitt spoke regarding his review letter that states since the house site and driveway have now moved CCDOH should be revisited. George Schmitt stated that the proposal was to be able to get the house site and driveway to the top of the hill and the Building Department might want to have a full site plan review to be sure that everything will fit on the site with proper distances.

Mr. Gellert asked about property that he owns on NYS Rte. 23 asking if he could subdivide the approximately 8.5 acres into 4 parcels. Board members informed Mr. Gellert to check with the building department since this would probably be considered a major subdivision since the property has been subdivided several times already. Chairman Cole informed Mr. Gellert to check to see if the property is within the 5-acre zoning area. Mr. Gellert was instructed to meet with TOC CEO Jay Trapp. Continued to August.

Limz Group LLC/Laurence Earner Special Exception: Tax Map #(SBL) 101 . – 2 – 54 Located at NYS Rte. 66 & County Rte. 20. Special Exception for the construction of a 70-foot by 140 foot wholesale business including sales room.

Andy Diddio from Taconic Engineering was present for the applicant. Mr. Diddio explained that his client's application has timed out due to unforeseen circumstances unrelated to COVID 19 and they are requesting a re-stamping to reset the 90-day clock to begin the project. Virginia Ambrose asked if there were any changes to the building. Mr. Diddio answered no changes.

Motion to grant a re-stamping and to approve an extension for 90-days for the previously approve Site Plan was made by Stephen King with a second from Virginia Ambrose. All members were in favor. Motion carried. Maps were stamped and re-dated.

Pomplin, Kevin/Keeler, Patrick dba Keeler's Eskimo Bar Special Exception Review: Tax Map #(SBL) 121 . 3 – 2 – 12 Located at 14 NYS Rte. 9-H. Currently Keeler's Eskimo Bar. Special Exception for change of owner to operate restaurant/snack bar adding new items, bathrooms, beer, wine, cider and nitro cold brewed coffee, bocce ball courts, shuffle board court, corn hole and movies

Mr. Pomplin was present for the application. Mr. Pomplin reviewed his application for the Board since so much time has lapsed. Mr. Pomplin informed the Board that he has purchased the former Eskimo Bar ice cream business and plans to sell BBQ, ice cream, beer, cider, wine. Mr. Pomplin informed the Board that he has applied to the NYSDOT but has not yet received anything from them for the curb cuts. Chairman Cole informed the Board that the CCPB review letter was received a few months ago. Stephen King stated that he has an issue with the parking delineation with relation to the curb cuts. Mr. Pomplin submitted new drawings for the parking. Stephen King stated that the slope of the property causes the stormwater run off to run down the hill and across the parking area onto the street. Stephen King continued that the property has large ruts and stormwater pools along the parking area and the roadway. Stephen King urged Mr. Pomplin to consider stormwater mitigation when designing the curbing. Stephen King continued that he is associated with the Claverack Free Library and they are seeing stormwater issues from heavy rain running across the roadway and down the bank next to the library causing a mess in the back of the library parking area. George Schmitt stated that this would be something that the NYSDOT would be interested in knowing. Rob Fitzsimmons stated that there is an email exchange between Mr. Pomplin and himself to seek a conditional approval pending NYS DOT permitting which should not be an issue only if NYS DOT denies the curb cut permit. Rob Fitzsimmons continued that if NYSDOT denies the permit the TOC Planning Board would need to further review the project. Stephen King asked Rob Fitzsimmons if he would need to recuse himself from the application since he is on the Board of the Claverack Free Library and they may be seeking mitigation for the stormwater impacts from the site. Rob Fitzsimmons answered no need to recuse but the stormwater issues continue it is something for the NYS DOT to work out. Mr. Pomplin informed the Board that he anticipates several plantings along the roadway and the parking area will remain permeable. Rob Fitzsimmons asked if the business is a year-round operation. Mr. Pomplin answered yes. Rob Fitzsimmons stated that the CCPB commented that there is a need to see snow removal holding area. Mr. Pomplin stated that snow will be pushed to the Northern side of the building and piled up there. Virginia Ambrose asked Mr. Pomplin if he still plans to have the bocce ball courts, corn hole areas and movies at this time. Mr. Pomplin answered no not yet only plan to sell the food items. Mr. Pomplin is working with Dirty Dog Farm in Clermont NY for his meats.

Chairman Cole opened the meeting to public hearing at 7:25 p.m.

Email comment from Ann who purchased the house across the street and is happy to have a new business.

Via Zoom, Jenny Post asked about the number of parking spaces and what the curbing will be permitted by NYS DOT.

Mr. Pomplin answered that the site will use 14 parking spaces with 1 handicapped space.

Rob Fitzsimmons read three letters from the following:

Glenda Ruby-former landlord and friend, favorable and upstanding person.

Josh Schwab from Dirty Dog Farm in Clermont with a favorable comment.

Alyscia Mastrionmonica who drives through the area several times a day and this business would be an asset to stop to pick up some good quality take-out food.

No further comments. Chairman Cole closed the public hearing at 7:35 p.m.

Chairman Cole asked Mr. Pomplin how many employees he plans to have working at the site. Mr. Pomplin stated that he plans to employ 12 people with approximately 4-6 working at the same time. Chairman Cole asked what the hours of operation would be. Mr. Pomplin answered that the restaurant will be open 11:00 a.m. through 9:00 p.m. Wednesday & Thursday with 11:00 a.m. to 10:00 p.m. Friday and Saturdays and unknown hours for Sundays as the business gets up and running. Virginia Ambrose asked what the timeline is to open. Mr. Pomplin answered that he would like to be operational by mid-August. Virginia Ambrose asked if there is any outside lighting. Mr. Pomplin stated that he will use the existing lighting and no new lighting is proposed. Stephen King stated that usually the Board requires planting design on a Site Plan and he would really like to see some sort of berm with plantings at the site to mitigate the water runoff. Mr. Pomplin stated that he completely understood the issue and he will do what he can to mitigate the situation. Stephen King stated that this is a big issue.

George Schmitt reviewed the SEQRA for the Board members.

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

Motion to grant conditional approve of the Site Plan for a BBQ at the former Keeler's Eskimo Bar pending NYS DOT permit approval was made by Virginia Ambrose with a second from William Michael. All members were in favor. Motion carried. Mr. Pomplin paid mailing fees of \$7.15.

Claverack Creek Solar LLC Site Plan Review/Special Exception: Tax Map #(SBL) 100 . – 1 – 1 Located at 151 Humane Society Rd. Site Plan Review/Special Exception for the construction of a 36-acre large scale solar energy system to be placed on a 75-acre parcel.

Combined review with Catskill View Solar LLC

Catskill View Solar LLC Site Plan Review/Special Exception: Tax Map #(SBL) 101 . – 1 – 1 Located at 132 Humane Society Rd. Site Plan Review/Special Exception for the construction of a 37-acre large scale solar energy system to be placed on a 108.3-acre parcel.

Gilleon Black and Owen Speralstra were present for the application. Mr. Speralstra informed the Board that they have submitted new materials with some changes. Mr. Speralstra continued that these sites are located within the Rural Agricultural zone with the westerly site being the Claverack Creek Solar LLC and the easterly site named Catskill View Solar LLC. Mr. Speralstra continued that the maps show the red area are lines of a proposed subdivision and the yellow lines are the leased areas of the property. Stephen King stated that when he was observing the balloon testing that he noticed a terrible dump site inside of the red lines but outside of the yellow lines. Stephen King continued that this is a disturbing situation. Mr. Black stated that he is aware and that they plan to bring school children to this site to learn about renewable energy. Stephen King stated that this site is horrible and would suggest something be done about it. Owen Speralstra stated that the plan has been updated and after review it was decided that they would need to apply for a Stormwater permit due to having over an acre of disturbance. Mr. Speralstra continued that stormwater plan would be needed to treat the runoff of the access road. Mr. Speralstra informed the Board members that the subdivision maps were submitted in the latest packets. Board members reviewed their packets and found that no subdivision maps were present. Mr. Speralstra stated that the subdivision calls for a three lot subdivision with Catskill View Solar, Claverack Creek Solar and a possible Clover Meadow Solar which is in the preliminary stages at this time. Virginia Ambrose asked if the property is all

one large parcel or has it been subdivided. Mr. Sperialstra stated that the property is one large parcel at this time. Virginia Ambrose asked what will be left for the farm operation after the subdivision. Mr. Sperialstra stated that Mr. Casivant will still own the entire property they are only leasing the solar areas. Mr. Black explained that the parcel is 254 acres which will be divided up into three parcels with the Claverack Creek Solar parcel having the farm house and farm buildings on it. Mr. Sperialstra stated that they are planning to move forward with the subdivisions. Chairman Cole informed the applicant's representatives that the owner has to submit an application for a subdivision and has not done so as of the meeting and then the TOC Planning Board can decide on the amount of property that is available because the site needs to remain under 50%. Mr. Black stated that the sites have been designed to fit within the 50% threshold. Rob Fitzsimmons informed the applicant's representatives that a Subdivision application is separate and needs to be submitted to the TOC Building Dept. Jay Trapp with maps. Rob Fitzsimmons continued that the Chairman is concerned with the totals of the solar projects and the subdivided parcels and that the applicants are aware that the TOC Solar law stipulates no panels over 15 feet in height, must be 100 feet from the property lines and a minimum of 10 acres with only 50% of coverage. Mr. Black informed the Board that they have realized that they will also need an area variance for Claverack Creek and Catskill View Solar because after reconfiguring the sites they are unable to maintain 100 foot set back. Mr. Sperialstra stated that he has the maps ready for the subdivision to review. Rob Fitzsimmons informed Mr. Sperialstra and Mr. Black that the subdivision is a separate issue and needs to be submitted and reviewed by the TOC Building Dept. and submitted through the proper steps. Chairman Cole informed the applicant's representatives that the project will need to be reviewed by the CCPD and the local fire companies also therefore they will need to submit three full copies for these entities. Mr. Sperialstra informed the Board that he did leg work with the attorneys and sent out for Lead Agency status three days before COVID 19 hit and he has received no responses. Chairman Cole stated that he went out to look at the balloon tests but couldn't find the balloons. Virginia Ambrose and Alberta Cox both stated that they saw the balloons during the tests. Mr. Sperialstra reviewed the balloon tests with the Board with only one site having a moderate impact and the remaining having a low impact. Stephen King asked what the difference is between moderate and low impact. Mr. Sperialstra stated that the moderate impact means that you could see the site from the area but not much of it. Mr. Sperialstra stated that the site with the moderate impact will have plantings and hedgerow to mitigate the view. Mr. Black stated that when a property is found to have a view, they will be willing to work with the neighboring property owners to create screening. Stephen King stated that the one type of viburnum that is proposed is not a good selection because it has a tendency to attract a beetle so he suggests looking for a different viburnum. Mr. Black thanked him for the suggestion and will keep noted. Mr. Black stated that he understood the requirements for the minor subdivision and the variance issue and he has received the review comments from George Schmitt. Chairman Cole informed the applicant's representatives that the subdivision approval and variance approvals are the next steps that need to be completed before going further. George Schmitt asked if the Board would start the public hearing earlier rather than later to get comments early on in the process. Stephen King suggested that the entire project could be placed on the TOC website to allow for public comment and review which would allow for easier public hearing when the time comes. Mr. Black stated that he welcomed public comments earlier than later. Stephen King asked the applicant's representatives to create a digital submission for an online presentation. Rob Fitzsimmons asked for a drop box type of submission that can be changed and added to as the project progresses to keep the community up to date. Rob Fitzsimmons stated that it is premature to set up public hearing for August 3rd because of the short amount of time to get notices out. Rob Fitzsimmons continued that the subdivision and area variance are part of the whole project but the

Special Exception and Site Plan are contingent on them to keep from segmentation. Mr. Black stated that he will file share the project for the website and will submit the Subdivision with Jay Trapp and a Variance with the TOC ZBA if it is ready for August. Continued to August 3rd.

Kipp, Peter & Diana Large Scale Solar Energy System Site Plan Review/Special Exception: Tax Map #(SBL) 101 . - 1 - 14 . 111 Located at 197 Stottville Rd. Site Plan Review & Special Exception for the construction of a 20-acre large scale solar energy system to be placed on a 56.6-acre parcel.

ReJean DeVaux was present for the application. Review letter from George Schmitt was submitted. Mr. DeVaux informed the Board that since the last meeting visual impacts simulations were submitted and as per this review proposed southern and eastern 8-foot-high berms are proposed with tall evergreen trees to screen the site. Mr. DeVaux stated that he has reached out to the A. B. Shaw Fire Chief regarding concerns for access to the equipment and the access road. Mr. DeVaux continued that access is needed between the fence and the panels for emergency access which will be met prior to the building permit issuance. Mr. DeVaux continued that the roadway will be built to accommodate emergency vehicles. Chairman Cole informed the applicant's representative that the CCPB will need to review the project and a full submission will be required for both fire companies also. Chairman Cole will deliver to the Mellenville Fire Co. Chief. Stephen King asked if there is any lighting proposed. Mr. DeVaux stated that only a motion sensor light is required at the center of the site which is required by OSHA in case someone is working during the night. Mr. DeVaux stated that he just received the comment letter from George Schmitt's review and he will address these comments. Rob Fitzsimmons stated that the previous large-scale solar project is submitting a drop box link to keep the public up to date with the plan to help public comments prior to the actual hearing. Mr. DeVaux will send a digital link for the project to add to the TOC website. Rob Fitzsimmons continued that as things with the project change they can be updated on the website also. Chairman Cole stated that the screening between the homes on Stottville Rd. and the field for the solar site are going to need extensive screening because nothing is existing to screen the site. Chairman Cole suggested that higher berms of 5 feet with plantings should be considered to mitigate the view. Stephen King suggested planting mostly non deciduous trees such as pin oak to keep as much screening in the winter as possible. Mr. DeVaux stated that the plantings will be mostly evergreens with scattered deciduous trees throughout. Stephen King stated that the photos seemed dull also which doesn't show the reflection factor. Mr. DeVaux stated that this is a 3C simulation with a specific property owner's view so a photo was taken and then the simulation was made. Chairman Cole stated that there is a mobile home resident Hoyt and then the Cranna residence and another formerly owned by a Keyser that have a direct view of the solar field and should have extended berms and screening. Chairman Cole continued that these properties only have a minimal amount of sumac trees that screen the area. Virginia Ambrose asked what the benefit to the surrounding area is from this project. Mr. DeVaux stated that there is a PILOT program with the Town and the local school districts and the county. Mr. DeVaux also stated that the community will have the opportunity to buy into the energy and receive a 10% reduction in their energy bills. Mr. DeVaux also stated that sometimes the upgrades to the existing utilities is a benefit too. Chairman Cole asked if all of the energy produced is sent out and nothing is stored. Mr. DeVaux answered yes all energy produced is sent to the inverter then to the grid no storage. Mr. DeVaux asked if public hearings could be started and SEQRA review or at least an outline of the timing. George Schmitt stated that comments on his review, EAF housekeeping and he is a proponent of opening up the public hearing earlier. Rob Fitzsimmons stated that the August 3rd meeting will then set up logistics to set up the procedures for public hearings. Rob Fitzsimmons continued that the solar projects will

require a larger site for hearings and the TOC will need to find a solid site first. Rob Fitzsimmons continued that the public notices need to be delivered two weeks prior to the hearing. Rob Fitzsimmons informed the Board that he will contact Patrice Perry for the CCPB review submissions directly to her office at this time to help.

NEW APPLICATIONS:

Jock Winch asked to be recused due to conflict.

David Otto Ferchau Special Exception: Tax Map # (SBL) 133 . – 1 – 21 Located at 189 Decker Rd. Special Exception to construct a 23' X 33' guest house/caretaker dwelling on a 5-acre parcel.

Mr. Ferchau was present for the application. Mr. Ferchau informed the Board that he is proposing to construct a 23' X 33' guest house \ caretaker residence on his parcel. Mr. Ferchau informed the Board that this property has been in his family since 1940 and has a residence from 1775 existing. Mr. Ferchau continued that he and his wife are planning on retirement and are seeking the guest house to live in while they renovate the existing 1775 house to use as their primary residence and retain the guest house for family and friends to visit. Mr. Ferchau stated that he and his wife will relocate to the guest house during renovation of the main house as soon as possible. Mr. Ferchau stated that he plans to keep the guest house in the same character and style of the original house. Mr. Ferchau stated that after speaking with the TOC Highway Dept. he decided that the guest house would need to use the existing driveway. Stephen King asked if the elevation will include a finished basement. Mr. Ferchau answered no just a utility basement and storage area. Mr. Ferchau stated that the guest house will consist of a bedroom, kitchen, livingroom, bathroom with a loft above the living area for additional storage. Mr. Ferchau stated that approximately five steps will lead to the front covered porch from the ground level. Mr. Ferchau continued that a separate well and septic system will be required. Chairman Cole stated that the well and septic need to be indicated on the site plan maps. Mr. Ferchau stated that the proposed sites are indicated. George Schmitt stated that soil testing, DOH permits and remove the driveway would need to be shown on the maps. Mr. Ferchau stated that he is planning to move ASAP during the renovation of the main house. Virginia Ambrose stated that this property will not be used for an air b & b at all. Mr. Ferchau answered no and that his mother left the property to him to enjoy with his family. Mr. Ferchau stated that he has spent his summers here since he was a child and would never rent it out ever. Mr. Ferchau continued that the property all around his is owned by his father and is in a trust. Rob Fitzsimmons stated that the application will need DOH approval letter for the perk test before approval. Mr. Ferchau stated that he is in a dilemma with timing to move and would hope to receive a conditional approval pending DOH. Rob Fitzsimmons stated that this would be up to the Board but he understands that there is an existing well and septic on the property.

Motion to accept the application and set public hearing for September 14, 2020 was made by Alberta Cox with a second from William Michael. All members were in favor. Motion carried.

Continued to September with updated drawings removal of driveway.

John Mokotoff /Leon Uptegrove Site Plan Review: Tax Map (SBL) 120 . – 1 – 7 Located at 423 Rte. 23B. Site Plan Review to operate a gym/personal wellness center.

WITHDRAWN BY APPLICANT

Klocke Estate Holdings, LLC formerly Drumlin Distillery Site Plan Amendment Special Exception for Farm Distillery:

Ta Map # (SBL) 131 . – 1 – 45 . 3, 131 . – 1 – 45 . 4, 131 . – 1 – 45 . 5 and 131 . – 1 – 45 – 6. Located at 2554 County Rte. 27. Modifications to previously approved Site Plan for a distillery to include moving of buildings, addition of winery complex and distillery complex, addition of parking, addition of ground mounted solar array for principle owner residence.

Brandee Nelson was present for the application. Ms. Nelson informed the Board that she is representing the owners of the former Drumlin Farm Distillery now Klocke Estate Holdings that received a conditional approval in May of 2019 for three buildings, winery, distillery and a tasting room that were situated at the top of the hill. Ms. Nelson stated that after consideration the owners decided that the winery and barrel area would be better situated at the bottom of the hill and leave the distillery at the top. Ms. Nelson continued that the 183 parcel was subdivided in January into 4 separate parcels consisting of the distillery parcel, two flag parcels that will be used as residential properties and the remaining parcel is the farm parcel. Mr. Fishkopoff informed the Board that they have planted more than 11,065 plantings. Ms. Nelson stated that there is a 5,000 square foot barn/machinery storage that they are asking to increase to 10,000 square feet with the addition of the winery building and the Chai used to house the fermenting barrels. Ms. Nelson stated that this area will have additional guest and employee parking with a fire suppression silo. Ms. Nelson continued that another aspect of the modification is to install a ground mounted solar array at one of the residential houses. Ms. Nelson informed the Board that this solar array is for use only by the owner residence and is well away from any other property. Stephen King asked what the interaction is between the two sites after part is moved to the bottom. Ms. Nelson stated that the raw fruit is brought to the winery and crushed then taken to the distillery at the top of the hill. Stephen King asked how it is transported via CC Rte. 27? Ms. Nelson answered no transportation is all withing the site using the farm roads no additional traffic onto CC Rte. 27. Mr. Fishkopoff stated that only the liquids are transported to the distillery from the winery. Virginia Ambrose asked where the left over solids will be going after the crushing. Ms. Nelson stated that the solids are used back into the ground as compost to add nutrients into the soil. Virginia Ambrose asked about the mash. Ms. Nelson stated that this operation does not use grains therefore it isn't mash only fruit remains. Chairman Cole stated that when this amendment was originally submitted, he spoke with Ms. Nelson and informed her that the previous conditional approval was not completed and did not have stamped plans as such. Ms. Nelson stated that the current design shows the winery at the bottom of the hill. Ms. Nelson stated that the location of the distillery has not changed and is a 6188 square foot building with the addition of a 1600 square foot utility building, 22 parking spaces with spaces for electric car charging and handicapped parking, same septic system which has DEC approval, 15 new parking spaces for employees, water suppression tank, and 12 additional overflow parking spaces on the grass area. Chairman Cole asked if the access is via County Rte. 27. Ms. Nelson stated that the existing driveway is being fixed and widened to 20 feet for emergency vehicles and they have a permit for a commercial driveway entrance from the CCDOT. Ms. Nelson stated that she has had conversations with the local fire chiefs and will invite both out to inspect the driveway as it progresses. Rob Fitzsimmons informed Ms. Nelson that she will need to check with TOC Building Dept Jay Trapp regarding the ground mounted solar array because he will need sketches and designs. Mr. Fishkopoff stated that the solar array will be off the grid so it is using a very different design than usual. Rob Fitzsimmons informed the applicant that the TOC still needs to have the design and panels showing shutoffs and disconnects as per code. Chairman Cole stated that the TOC requires the plans for shut offs and disconnects at the buildings and at the panels. Jock Winch asked if there will be storage for the solar unit. Mr. Fishkopoff stated that there will be a battery storage. George Schmitt stated that he hasn't reviewed the plan yet but will get a comment letter as soon as possible. Rob Fitzsimmons informed the applicant that they need to check into the escrow since this has been reviewed a few times it might need more money into the account. Ms. Nelson then reviewed the winery area which is moved to the bottom of the hill which includes a 2700 square foot winery with a large concrete slab for crushing, a new 2400 square foot storage building and the 5,000 square foot storage barn that will be increased to 10,000 square feet. Ms. Nelson stated that they are currently working with National

Grid for power. Ms. Nelson continued that the building will have its own well and employee bathroom with a small septic system that is not regulated as per Mike DiRuzzio only needing a small leach field. Stephen King asked about the noise that would come from the transformer. Ms. Nelson stated that the transformer will be situated at least 200 feet from the property line and will be well screened with a minimal humming noise. Ms. Nelson continued that the property will house three underground propane tanks, 1,000 gallon for the distillery, 1,000 gallon tank for the winery and 1,000 gallon tank for the utility barn. Ms. Nelson stated that this site will also have 10 additional parking spaces on a gravel area. Ms. Nelson stated that Special Exception, Site Plan and undated SEQRA forms were submitted. Rob Fitzsimmons informed Ms. Nelson that the plans need to be reviewed by the CC Planning Board and to make the submission directly to them as soon as possible for review. Rob Fitzsimmons suggested to have the project added to the website for the neighbors to review prior to the September 14th meeting. Ms. Nelson stated that she has been in contact with the neighbors and Mr. Fishkopoff has been working and engaged with the neighbors to mitigate any issues. Stephen King asked about the lighting for the expanded facility. Ms. Nelson stated that no additional lighting will be needed because it is only operational during the daylight hours for the agricultural operation. Ms. Nelson stated that the biggest season of operation is fall. Stephen King asked if there will be security lights. Ms. Nelson answered not that she knows but she will check. Chairman Cole stated that he will deliver a complete set of plans to the A. B. Shaw Fire company Chief to review.

Motion to accept the application as complete and set public hearing for September 14, 2020 was made by Virginia Ambrose with a second from Alberta Cox. All members were in favor. Motion carried.

OTHER BUSINESS:

Chairman Cole informed the Board members that Bob Vecchi had submitted his letter of resignation to the Town Board. Chairman Cole informed the Board that Mr. Vecchi and his wife have sold their home and are moving south. Board members wished him well and thank him for his service to the Town of Claverack.

Katy Cashen stated that the vacancy is noticed on the Town website to fill the position quickly.

William Michael asked the Board members if they would be able to remain a while after the August meeting to have the required training. Board members agreed.

Chairman Cole thanked Stephen Hook and Katy Cashen for helping out with the first meeting since COVID 19.

Motion to adjourn the meeting was made by Stephen King with a second from Virginia Ambrose. All members were in favor. Meeting adjourned at 9:55 p.m.

**Respectfully submitted,
Jodi Keyser, Secretary**