

APPROVED 4/5/21

TOWN OF CLAVERACK
PLANNING BOARD
Meeting Minutes
March 1, 2021

Chairman Scott Cole called the March 1, 2021 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Chairman Cole led members of the Board and audience with the Pledge of Allegiance.

Members in attendance were: Chairman Cole, Lisa Bowe, Alberta Cox, William Michael, Stephen King, Tim Wyman, Virginia Ambrose, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser

Correspondence: None received

Motion to approve the minutes of February 15, 2021 was made by Tim Wyman with a second from Alberta Cox. All members were in favor. Motion carried. Minutes approved.

CONTINUING APPLICATIONS FOR 3/1/2021:

ELP Claverack Solar LLC Special Exception/Site Plan Review: Tax Map #(SBL) 111. – 1 – 61 .4 & 111 . – 1 – 63 . 1 Located at 109 Fish & Game Rd. Special Exception & Site Plan Review for the installation of a large-scale solar field of 35-acres on two parcels of 58.0 acres and 33.4 acres.

Rob Fitzsimmons informed the Board that it was discovered recently that due to a misunderstanding the ELP Solar application was never reviewed by the Columbia County Planning Board as required per Town of Claverack Zoning Law. Rob Fitzsimmons continued that he submitted the application to the County Planning Board at their February meeting. Rob Fitzsimmons continued that the Columbia County Planning Board reviewed the application and found no significant issues and have submitted a letter to the Board with findings. Rob Fitzsimmons informed the Board that the ELP application will now need a re-approval motion from the Planning Board.

Motion to reapprove granting a negative declaration for purposes of SEQRA for the ELP Solar application was made by Tim Wyman with a second from William Michael. All members were in favor. Motion carried.

Motion to reapprove the previous approval for ELP Solar Special Exception, Site Plan and minor Subdivision was made by Tim Wyman with a second from Lisa Bowe. All members were in favor. Motion carried.

Rob Fitzsimmons supplied the Resolution for the Board. Chairman Cole signed and dated the Resolution. Rob Fitzsimmons informed the Board that the decommissioning plan will be mailed along with the Part II EAF to Wendy DeWolf after it is filed with the Town Clerk Mary Jeanne Hoose.

Estate of Gregory Arnone Subdivision: Tax Map # 133 . 00 – 2 – 41 Located at 319 Lockwood Rd.

Continued to April as per applicant's representative John Connor.

Claverack Land Co. LLC Pine Haven Assisted Living/Nursing home Site Plan Review/Special Exception/Subdivision: Tax Map # 113 . – 1 – 20 . 3 Located at 341 Rte. 217. Special Exception,

Subdivision and Site Plan Review for the construction of a new 150 bed nursing/assisted living facility.

Ari Goldberg and David Schlosser were present via Zoom along with Corey Auerbach. Mr. Schlosser informed the Board that they have received the Columbia County Planning Board review letter finding no significant impacts. Mr. Schlosser continued that he has contacted County Fire Coordinator George Keeler regarding the fire training tower. Mr. Keeler informed the applicants that the county has relocated to a new facility in the County Commerce Park and therefore no further use of the former training tower is needed. Rob Fitzsimmons informed the applicant's representatives and the Planning Board that the County has no further use of the training facility therefore the Claverack Land Co. as owner of the property is free from impediment to do what they wish with the fire training tower and can remove if they wish. Mr. Goldberg informed the Board members that the property is going to be subdivided as part of this application. Mr. Schlosser informed the Board that the revised Site Plan includes several changes that the Board had asked for including fencing around the stormwater retention area, relocation and concrete buffers of the propane tanks, addition of the emergency access via the existing Pine Haven access road and a slight change in the parking plan with increased screening as shown on the newly submitted site plan maps. Lisa Bowe asked the representatives when the project plans to begin construction. Mr. Schlosser answered that the plan is to begin construction in the fall or mid-summer pending all permits and the proposed duration will be approximately 18 months to completion. No further questions were heard from the Board. Chairman Cole continued the open public hearing at 7:15 p.m. Katy Cashen checked the zoom for comments. No comments. Chairman Cole closed the public hearing at 7:17 p.m.

George Schmitt reviewed the Full EAF Part II for the Board.

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

Mr. Schlosser informed the Board that the existing sign will remain but might be updated with new lettering. Rob Fitzsimmons informed the applicant's representatives that the Board could grant a conditional approval pending NYS DOT and Village of Philmont Water & Sewer approval letters. Motion to grant conditional approval pending NYS DOT permit approval and Village of Philmont approval for Water and Sewer permitting for a Minor subdivision, Site Plan, and Special Exception for Claverack Land Co. LLC to construct a new 150 bed assisted living facility next to the existing Pine Haven Nursing Home was made by Lisa Bowe with a second from Alberta Cox. All members were in favor. Motion carried.

Motion to grant a 1-year extension from the 90-day approval to draw a building permit was made by Alberta Cox with a second from Tim Wyman. All members were in favor. Motion carried.

Mr. Schlosser will forward NYS DOT and Village of Philmont letters to Chairman Cole as soon as they are received. All fees were paid in advance of the meeting.

NEW APPLICATIONS for 3/1/2021:

Xeroderma Pigmentosum Society Inc. Subdivision: Tax Map # 153 – 1 – 2 Located at 437 Snyderstown Rd. Subdivision of 25.9 acres into 2 parcels.

Caren Mahar was present for the application. Mrs. Mahar informed the Board that she owns the 26-acre parcel along Snyderstown Rd. and Martindale Rd and is applying to subdivide the 6-acre parcel that is across the street from the Xeroderma Pigmentosum Camp Sundown that she operates. Mrs. Mahar informed the Board that the parcel was subdivided in the 1970's but the owner at that time never recorded the subdivision with the county clerk's office. Tim Wyman asked if the parcel had been perk tested. Rob Fitzsimmons stated that the size of the parcel would allow for an adequate perk test somewhere so it isn't required. Chairman Cole asked if the property is close to the Taconic Parkway. Mrs. Mahar answered yes. Stephen King asked the size of the acreage to be subdivided. Mrs. Mahar answered two parcels of 6.844 acres and 20.365 acres respectively. Mrs. Mahar continued that her family will retain the 20.365 acre parcel and will sell the 6.844 acre parcel. Chairman Cole asked about the perk testing. George Schmitt stated that it is the Board's discretion to have the parcel perk tested but there is a note on the map that states the Town of Claverack cannot issue a building permit without a perk test and DOH approval. All Board members were in agreement with the note. Rob Fitzsimmons informed the Board that they are o.k. to accept the application as complete and waive the perk testing with the notations on the map. Motion to accept the application for a minor subdivision and to waive the perk testing was made by William Michael with a second from Lisa Bowe. All members were in favor. Motion carried.

George Schmitt informed the applicant that she will need to supply a letter from Town Highway Superintendent Louis LaMont regarding the driveway. Mrs. Mahar informed the Board that she has spoken with Mr. LaMont who stated she did not need anything from his office because there are no sight issues with the property. Continued to April.

Continuing Business:

Rob Fitzsimmons informed the Board that the applicants for the Borrego Solar application have requested an additional 6-month extension on the original 90-day approval. Chairman Cole informed the Board that this motion was made at the February 15, 2021 meeting.

Rob Fitzsimmons informed the Board that he was recently contacted by the T-Mobile cell tower and the Town of Claverack CEO for clarification on the addition of ancillary equipment at the site. Board members reviewed the approval and deemed that the addition of a generator was included in the original approval as part of ancillary equipment.

Chairman Cole informed the Board that the Town of Claverack Building Inspector has met with Steve Backunas regarding his need for an extension of his previously approved Site Plan.

Motion to grant an additional 90-day extension in addition to the original 90-day approval to obtain a building permit for the start of the approved Site Plan for a food truck court with building was made by Tim Wyman with a second from William Michael. All members were in favor. Motion carried.

After some discussion it was deemed necessary to also grant an additional 90-day extension for the Claverack Library.

Motion to grant an additional 90-day extension to the original 90-day approval for the Site Plan approval of an addition of an ADA compliant bathroom on the former library building was made by Lisa Bowe with a second from Virginia Ambrose. All members were in favor. Motion carried.

Motion to adjourn the meeting was made by Lisa Bowe with a second from Alberta Cox. All members were in favor. Motion carried. Meeting adjourned at 8:30 p.m.

Respectfully submitted

Jodi Keyser, secretary