

APPROVED 8/2/21

TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting Minutes  
July 6, 2021  
Claverack Free Library

Chairman Scott Cole called the July 6, 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

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

Motion to approve the Minutes of June 7, 2021 meeting was made by Virginia Ambrose with a second from Alberta Cox. All members were in favor. Motion carried. Minutes approved.

**CONTINUING APPLICATIONS FOR 7/6/2021:**

**Clover Meadow Solar/Edward & Sandra Casivant/Eden Renewables Site Plan & Special Exception Review: Tax Map #(SBL) 100 . – 1 – 1 . 5 Located at 129 Humane Society Rd. Site Plan Review and Special Exception Permit for the installation of a large-scale solar farm.**

Anna Rehder and Gillian Black were present for the application. Ms. Rehder reviewed the application for the Board members and audience as a 26-acre, 7.5-megawatt solar field within a 60-acre parcel on Humane Society Rd. at the northwestern portion of the town. Ms. Rehder continued that the EAF was corrected as per the engineers comment letter, shifted the fence to allow more room along the roadway, submitted visual assessment information and the biodiversity statement which is proprietary so not to be shared. Chairman Cole asked if there were any additional questions from the Board members. Rob Fitzsimmons informed the Board and applicants that he has received confirmation from Patrice Perry for review by the Columbia County Planning Department on July 20<sup>th</sup> at their meeting. Rob Fitzsimmons continued that there is a component that requires a joint review with the Town of Claverack ZBA for a SEQRA review then the ZBA can grant the variance which could be a joint meeting. Secretary Jodi Keyser will reach out to the ZBA members to attend the August 2, 2021 meeting for a joint review. Chairman Cole continued the public hearing with no responses or comments. Continued the public hearing for August 2, 2021. Anna Rehder stated that she will answer comments from the County Planning department review and submit to the Claverack Planning Board members prior to the August meeting. Continued to August 2, 2021.

**Cantele Tent Rentals Site Plan Review: Tax Map #(SBL)101 . – 2 – 43 Located at 37 Bender Blvd. Site Plan Review for an 80-foot X 70-foot addition to the existing building to be used for storage and a 100-foot X 80-foot addition to the east side of the existing building for inside and outside loading/unloading area.**

Ryan Loucks, James and Mary Cantele were present for the application. Mr. Loucks informed the Board that his clients are seeking additions of 80-feet by 70-feet for storage and 80-feet by 100-feet in the rear for enclosed unloading and storage. Mr. Loucks informed the Board that they have submitted to the Columbia County Planning Department for review on July 20<sup>th</sup>. Mr. Loucks continued that the plan has also upgraded the stormwater around the site. Lisa Bowe asked if the

height will be higher than the existing building. Mr. Loucks answered that they will try to keep the roof the same as the existing or at least as close as possible and will also keep within the Town of Claverack height restrictions. Chairman Cole opened the meeting to public hearing at 7:15 p.m. No comments. Chairman Cole closed the public hearing at 7:16 p.m. Stephen King suggested that the new addition appears very close to the wetlands. Mr. Loucks answered yes and they will be applying to the ACOE for permitting. Rob Fitzsimmons informed the Board and applicants that the County Planning Department review will be held on July 20<sup>th</sup> and the Town of Claverack Planning Board cannot make a ruling until they have comments. Rob Fitzsimmons continued that the application will continue to the August 2, 2021 meeting. Continued to August 2, 2021.

**Weininger, Richard Site Plan Review:** Tax Map #(SBL) 131 . – 1 – 64 Located at 125 Millbrook Rd. Site Plan Review for the installation of a 21.75kW ground mounted solar array consisting of 3 SMA sunnyBoy 5.0-US inverters and 50 LG435N2T-E6 modules.

Sam Wilo was present for the application via zoom. Mr. Wilo informed the Board that he submitted the trench path and sent photos with measurements via email to the members. Lisa Bowe stated that this was not satisfactory and would suggest that the Board require a survey of the property because a survey is always required as part of the applications and it should be followed. Virginia Ambrose agreed that a survey should be submitted. Tim Wyman asked if a partial survey would be acceptable. Lisa Bowe stated that photos should not be a substitute for a survey. Alberta Cox agreed as did William Michael. Stephen King suggested that something showing the actual dimensions a more permanent minimal survey would be ok. Tim Wyman stated that this is a big plot of land to survey and he thought that the Board allowed deed plots. Chairman Cole stated that the Board needs to know if the lines are certified by a licensed surveyor. Rob Fitzsimmons suggested a three line survey. George Schmitt reviews the submitted materials. Rob Fitzsimmons displayed a surveyor actually plots and signs off that these lines are correct. Rob Fitzsimmons asked that the survey be supplied by July 20<sup>th</sup> for the Board. Chairman Cole opened the meeting to public hearing at 7:45 p.m. Ms. ? from 124 Millbrook Rd. asked if she will see the ground mounted solar array from her home. Mr. Wilo answered no it will not be visible and will be hidden behind trees. No further comments, Chairman Cole continued the hearing to the August 2, 2021 meeting.

**Camp DD LLC Site Plan Review:** Tax Map #(SBL)123 . – 2 – 29 Located at 3 Prach Rd, Site Plan for a 14-foot by 35-foot addition to an existing commercial office building.

Chad Lindberg was present for the application. Mr. Lindberg submitted the wastewater and water supply information. Mr. Lindberg informed the Board that this building is an existing construction company office building with only 5 employees that will be expanding to 6 full-time employees on site. Mr. Lindberg continued that the bulk of the employees are construction workers and are off at job sites during the day. Mr. Lindberg stated that the addition and one employee will not put excessive strain on the existing septic and water systems. Tim Wyman asked if this is an exiting business. Mr. Lindberg answered yes only adding +/- 500-square feet to the existing 4500 square-foot building. Chairman Cole asked if other Board members had questions. Alberta Cox asked if there would be different lighting. Mr. Lindberg answered no additional lighting but will relocate the existing lights above the entrance. Chairman Cole opened the meeting to the public hearing at 7:50 p.m. No public comments. Chairman Cole closed the public hearing at 7:51 p.m.

George Schmitt reviewed the SEQRA for the Board.

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

**Motion to approve the Site Plan for a 14-foot by 34-foot addition to an existing commercial office building was made by Stephen King with a second from Alberta Cox. All members were in favor. Motion carried.**

**Mr. Lindberg paid the mailing fees.**

**NEW APPLICATIONS for 7/6/2021:**

**Shiffman, Steve & Jennifer Boundary Line Adjustment: Tax Map #(SBL) 121 . 4 – 2 – 17 . 112 and 121 . 4 – 2 – 18. Located at 60 Patroon St. Boundary Line Adjustment to combine two separate parcels into one.**

**Theodore Gutterman was present to represent the applicants. Mr. Gutterman explained that his clients purchased the property located at 60 Patroon St. approximately 1-year ago. Mr. Gutterman supplied a survey showing the two separate parcels. Mr. Gutterman explained that his clients are looking to add and addition to the residence and would need the additional property to meet setbacks. Mr. Gutterman informed the Board that he contacted TOC accessor Charles Brewer to determine if a Boundary Line adjustment would be required. Mr. Gutterman stated that technically his clients just want to remove the boundary line between the two separate parcels that they own to create one parcel. Mr. Gutterman stated that his clients do not need a new survey or new deeds because they own both parcels so they are only requesting that the Board consider a Boundary Line Adjustment. Rob Fitzsimmons informed the Board and applicant that in 2018 the Town of Claverack Town Board revised the Boundary Line Adjustment law making simple Boundary Lines a one step process and exempt from SEQRA review. Rob Fitzsimmons informed Mr. Gutterman that he will need to file merger deeds and no need for a survey.**

**Motion to approve the Boundary Line Adjustment removing the boundary line between 60 Patroon St. was made by Tim Wyman with a second from Stephen King. All members were in favor. Motion carried.**

**Hotaling, Winfield Site Plan/Special Exception: Tax Map #(SBL) 132 . 01 – 01 – 19. Locate at 330 County Rte. 16. Special Exception Site Plan for the one-time replacement of a single wide mobile home with a new double wide mobile home.**

**Winfield Hotaling, Jennifer Everhart and Joyce Gregory were present for the application. Mr. Hotaling explained to the Board that he is seeking a one-time replacement of his existing mobile home with a new doublewide mobile home. Stephen King stated that on the site plan it shows a single-wide mobile home and if a double-wide home were installed it would cover the wellhead. Mr. Hotaling stated that the new mobile home will be situated back approximately 15-feet so it will not be over the wellhead. Stephen King stated that the septic is not shown on the maps. Mr. Hotaling stated that he does not know where the leach field is located. Chairman Cole asked if anyone had any further questions. Lisa Bowe asked if the applicant will need an Area Variance. George Schmitt stated that the variance would be for lot coverage. Rob Fitzsimmons stated that this parcel is .09 acres. Email from surveyor Matt Bowe stated that the new mobile home will not exceed 15% lot coverage and does not need an Area Variance as per his calculations. Chairman Cole asked if the Board was ok to set public hearing for the August meeting.**

**New Business:**

**William Michael informed the Board members that the next meeting will be the yearly mandatory work place violence training.**

**Motion to adjourn the meeting was made by Virginia Ambrose with a second from Alberta Cox. All members were in favor. Motion carried.**

**Meeting adjourned at 8:15 p.m.**

**Respectfully submitted,**

**Jodi Keyser, secretary**