

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting Agenda
December 6, 2021**

Call to order

Pledge of Allegiance

Minutes of November 1, 2021

Correspondence

CONTINUING APPLICATIONS FOR 12/6/2021:

T-Mobile: Centerline Communications LLC Site Plan Review: Tax Map #(SBL) 113 . – 1 – 20 . 3 Located at 201 Main Street Philmont. Site Plan review for the modification of ground-based facilities and tower mounted equipment on an existing telecommunication tower.

New Leaf Holdings LLC Site Plan: Tax Map #(SBL)101 . – 2 – 26 . 2 Located at 731 Rte. 9-H Site Plan to construct a plant nursery and support spaces for tree service and ecological landscaping companies including a 6,275 square foot building.

Fuller, Nancy dba Ginsberg Events Venue Site Plan Review: Tax Map #? Located at 644 Spook Rock Rd. Site Plan Review for an event venue to host weddings and parties at a private residence.

Bloomfield, James & Riley, Jessica Subdivision: Tax Map #(SBL)121 . – 1 – 24 . 112 Located at 91 Courts Lane. Subdivision of 100.608 acres into three parcels of 10-acres, 28-acres and 62-acres respectively.

Gellert, Philip & Cross, Scott & Darcy Boundary Line Adjustment: Tax Map #(SBL)133 . 00 – 2 – 50 & 133 . 00 – 2 – 48. Located at 91 Palmer Rd. Boundary Line of 5.8-acres from Gellert to Cross.

Mokotoff, Moke-dba Claverack Farm LLC Special Exception: Tax Map #(SBL)120 . – 1 – 24 Located at 370 NYS Rte. 23B. Special Exception for the installation of a Tier 2, 20.025 kW ground-mounted solar array.

NEW APPLICATIONS for 12/6/2021:

Stewart's Shops Corp. Site Plan/Special Exception: Tax Map #(SBL) 101 . – 1 – 73 Located at 811 Rte. 66. Site Plan & Special Exception for the construction of a new Stewart's Shop (convenience store) with self service gasoline filling.

Pomplin, Kevin & Schwab, James dba Jackson's BBQ Special Exception: Tax Map #(SBL) 121 . 3 – 2 – 12 Located at 14 Rte. 9-H. Special Exception to expand the building by enclosing an existing concrete slab to allow for inside dining.