

APPROVED 12/6/21

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting Minutes
November 1, 2021**

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

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

Absent with regrets: Alberta Cox

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

Motion to approve the Minutes of the October 4, 2021 meeting was made by Stephen King with a second from Lisa Bowe. All members were in favor. Motion carried. Minutes approved.

Secretary Keyser was instructed to add to the abutter notice and legal notice that in person attendance by members of the public is not allowed until further notice due to COVID-19.

Correspondence

CONTINUING APPLICATIONS FOR 11/1/2021:

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.

No show no contact. Rob Fitzsimmons will reach out to the company for guidance.

Graham, Selha & Ayala Rivera, Luis dba Mandingo Towing & Services Special Exception Review:
Tax Map #(SBL) 131 . – 1 – 31 Located at 22 – 26 Millbrook Rd. Special Exception Review to establish a tow/recovery business with office space, signage and change location of existing fencing.

Ms. Graham and Mr. Ayala Rivera were present for the application. Ms. Graham informed the Board that the application is to locate a towing/recovery business at 26 Millbrook Rd., move a fence back to allow for customer parking and to relocate an existing shed closer to the fence. Ms. Graham continued that the shed will be used as an office for the recovery/towing business. Ms. Graham continued that no vehicles will be stored on the property at any time and continued that the business has a lease agreement with City Body Shop to store the recovered vehicles at their impound area. Tim Wyman asked Ms. Graham if she is certain that no vehicles will be towed to the property. Ms. Graham answered no never. Tim Wyman asked what business will take place at the property. Ms. Graham answered that customers will need to complete paperwork, payment of fines and fees will take place at the business because the insurance companies do not allow for people to visit the impound sites. Ms. Graham informed the Board that the business will be open from 9:00 a.m. until 3:00 p.m. only with no weekend hours. Tim Wyman asked approximate number of vehicles that are recovered each day. Ms. Graham answered that this is up in the air and they do have a contract with the City of Hudson for towing during snow emergencies and for impounds. Lisa Bowe asked what the signage will look like. Ms. Graham answered that the sign will be a 24 square foot sign same as a U-Haul sign with reflective material. Lisa Bowe asked if the site will have lighting. Ms. Graham

answered only within the yard when necessary. Stephen King stated that the business will not operate during hours of darkness anyway.

Chairman Cole opened the meeting to public hearing at 7:10 p.m. No comments were heard. Chairman Cole closed the public hearing at 7:11 p.m.

George Schmitt reviewed the SEQRA for the Board.

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

Motion to grant the Special Exception for the addition of a vehicle towing/recovery business with the stipulation that no vehicle storage of towed/recovered vehicles will be allowed at the property at any time was made by Tim Wyman with a second from Virginia Ambrose. All members were in favor. Motion carried. Ms. Graham paid mailing fees of \$4.95.

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.

Applicant had a large punch list of requested materials so will continue to December.

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.

No show. Applicant had a large punch list of requested materials so will continue to December

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.

Ms. Riley requested a continuation of the application to allow time to gather requested materials.

NEW APPLICATIONS for 11/1/2021:

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.

Mr. Gellert was present for the application. Mr. Gellert informed the Board that he is requesting a simple boundary line adjustment to give a section of property to Mr. & Mrs. Cross. Lisa Bowe stated that the lines on the map do not match up and the maps cannot be filed with the County because the surveyor used colored ink. George Schmitt informed Mr. Gellert that his surveyor Robert Ihlenburg should put a location map or something in the upper corner showing the total area and the maps need to be printed in black and white to be filed. Chairman Cole also informed Mr. Gellert that the maps need to show the proper tax map numbers with the orientation map which shows the amount of the remaining lands. Continued to December.

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.

Alex Martin of Kasselmann Solar was present for the application. Mr. Martin informed the Board that his client is seeking to install a 20 kW solar array for on site use only for a farm. Mr. Martin

stated that the property has an existing 11-foot fence on the southern face of the property which blocks view from NYS Rte. 23-B and the array will be located behind the existing greenhouse. Mr. Martin continued that trenching will be to the northern side of the greenhouse to the array. Lisa Bowe asked if the array will be visible. Mr. Martin answered no not visible. Stephen King stated that the submitted map is illegible. Mr. Martin stated that he used an existing survey map from provided by the client. Stephen King stated that a current survey showing the locations of fencing, greenhouses, trenching and the array are needed as well as the information and locations of the disconnects. Stephen King continued that a large fence was recently installed but it is not shown on the map. Virginia Ambrose asked that a visual impact study be shown from Webb Rd. for the residential neighborhood because it is important that the view be protected. Stephen King stated that there are also very large houses along NYS Rte. 23-B and would request that a view study be provided for these areas also. Lisa Bowe also asked what would be the view if the greenhouses were removed. Mr. Martin stated that he would need the shading report to move. Chairman Cole requested that the array be located over the bank to shield the views. Stephen King stated that the application needs a proper Site Plan to show the exact sites of all of the greenhouses, fencing, tractor trailer boxes, wells, septic, as well as the trenching and array. Tim Wyman stated that the Site Plan needs to show the topography of the site also. Virginia Ambrose stated that the Site Plan needs to have a screening plan designed to protect the neighbors along the residential area on Webb Rd. Mr. Martin asked where he could find the TOC Codes to refer to these issues. Stephen King stated that the codes are on the Town website and the Board is very conscientious of the screening plans. Virginia Ambrose stated that bushes, fences are needed for screening. Stephen King added that the survey maps must be in black and white no color. Lisa Bowe requested a survey map with topography and it appears that the trenching is going over two separate parcels which is an issue. Mr. Martin stated that the survey is from other customer. Continued to December.

Other Business:

Rob Fitzsimmons informed the Board members that he has been involved with several emails over the last month with Mr. David Rodriguez regarding his approved caretaker/guest cottage. Mr. Rodriguez has asked several times how he can build the guest cottage for his family members without making the main house as his primary residence. Rob Fitzsimmons continued that he politely informed Mr. Rodriguez that he cannot plan projects for applicants and he represents the Town of Claverack and the Planning Board. Rob Fitzsimmons continued that he instructed Mr. Rodriguez that it is possible to subdivide his property because it appears that he has adequate acreage to allow for a subdivision for two houses but Mr. Rodriguez did not appear to want to take this advice. Rob Fitzsimmons continued that he instructed Mr. Rodriguez to hire an engineer and planner to mitigate his issue but it the Town of Claverack Zoning Code specifically states that caretaker/guest cottages are allowed where the main house is the primary residence of the owner and his contractor needed to make this clear to him prior to the application.

Rob Fitzsimmons informed the Board that the Town of Claverack is working on a new law to allow for subdivisions on private roads which will be open to public hearing on November 3, 2021 and will need CC Planning Board comments. Rob Fitzsimmons continued that this new law will allow a property owner to subdivide no more than 4 parcels without frontage on a Town road primarily to allow for affordable building lots without requiring property owners to meet the requirement of building road to Town highway specs which is costly and tough.

No further business.

Motion to adjourn the meeting was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Motion carried. Meeting adjourned at 8:00 p.m.

Members in attendance completed their required harassment training after the regular meeting.

Respectfully submitted

Jodi Keyser, secretary