

APPROVED 3/7/22

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting Agenda
February 7, 2022**

Chairman Scott Cole called the February 7, 2022 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 Scott Cole, Virginia Ambrose, Lisa Bowe, Stephen King, William Michael, Tim Wyman, Rob Fitzsimmons; town attorney, George Schmitt; town engineer and Jodi Keyser; board secretary

Absent: Alberta Cox

Motion to approve the Minutes of January 3, 2022 was made by Tim Wyman with a second from William Michael. All members were in favor. Motion carried.

Rob Fitzsimmons informed the Board that he received a letter from Barclay Damon requesting an extension for the previously approved Special Exception/Site Plan for the Pine Haven expansion. Rob Fitzsimmons continued that they have had difficulties starting the project due to the pandemic. Rob Fitzsimmons continued that they are requesting that the approval be extended to March 2023 to allow time to start.

Motion to extend the approval of the Special Exception/Site Plan for the Pine Haven assisted living facility until March 2023 was made by William Michael with a second from Virginia Ambrose. All members were in favor. Motion carried. Rob Fitzsimmons will inform the applicant's attorneys of the approval to grant the extension until March 2023.

Correspondence

CONTINUING APPLICATIONS FOR 2/7/22:

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.

Mr. Mokotoff and Alex Martin were present for the application. Mr. Martin informed the Board that his client has agreed to install fencing along NYS Rte. 23-B (existing) and the same along Webb Rd. and no other changes to the application since last month. Chairman Cole asked rather than a fence why not plant a line of trees that would create a shield between the houses and the farm/solar array. Chairman Cole continued that a natural fence would grow to create a better shield. Mr. Mokotoff stated that the Town Code allows him to install a fence and that is what he will do. Rob Fitzsimmons informed Mr. Mokotoff that the decision is actually up to the Board to determine the best screening. Mr. Mokotoff stated again that he will install a fence. Rob Fitzsimmons informed the applicant that the Board will tell the applicant what they require to approve the application and at this time the Board is determining what they will approve. Mr. Mokotoff stated that the Town Code allows for a fence and as a property owner he is allowed to install a fence and will do a fence along Webb Rd. to provide screening and now the Board is telling him that a fence is not o.k.? Stephen King suggested that a combination of a fence with trees on the inside of the fence would be best. Tim Wyman informed Mr. Mokotoff that planting trees along with a fence will provide maximum screening for the neighbors. Mr. Wyman continued that tree will grow to 15-20 feet high and will remain a nice screening but a fence only has a 12 -15-year life span before it becomes dilapidated and falls down making the screening non-existent. Tim Wyman suggested planting trees that are already 6-10 feet high. Mr. Morozoff stated that a fence with trees growing over it will make the fence fall down. Stephen King stated that evergreens will create a great screening. Mr. Martin stated that he was under the impression at the January meeting that the Board agreed that the screening from the street level is adequate and why would they now require trees for screening. Mr. Mokotoff

stated that the Board is making an unreasonable request on a dead-end street where there are only three houses that even have a view of the farm. Mr. Mokotoff continued that he will install a brand-new fence that will look great and he will make sure that the fence is maintained. Lisa Bowe asked Mr. Martin to show on the map where the fence will be installed because it is not there. Virginia Ambrose asked why the applicant is so opposed to planting trees for a natural screening. Mr. Mokotoff answered that trees are very expensive. Virginia Ambrose stated that she has just installed a fence and after the cost would feel that planting trees would be cheaper with a bigger impact. Mr. Martin stated that large trees are very expensive. Mr. Martin stated that there is 250 feet of exposure along Webb Rd. which would require a lot of trees. Chairman Cole informed the applicant that the Board is leaning toward trees rather than a fence for screening. Mr. Martin informed the Board that he did not create a cost analysis of trees vs a fence. Tim Wyman asked if the applicant has a fence estimate. Mr. Martin answered no.

Chairman Cole opened the meeting to public hearing at 8:02 p.m.

Rob Keeler of Webb Rd. informed the Board that he would like to see trees planted because it is a better option and a fence just destroys the ambience of the country road. Rob Keeler suggested a mix of white pine, Norway spruce and possibly a berm with a fence and trees would be the best because it does not make sense to have just a fence or just trees. Both is the best option in his opinion.

Brian Keeler stated that he concurred with Rob Keeler and that all of the neighbors are in agreement that trees along with a fence and berm would be the best option.

P.J. Keeler stated that he is not against the solar panels but would want a softer boundary between the farm and the neighboring homes and planting trees would achieve this better than a fence.

Mary Daly stated that she would rather have trees than a fence because wind across the field is sometimes very strong and a fence would be falling down over and over again.

Stephen Hook said that he is always driving on Webb Rd. and agrees that a fence with trees would be the best and suggested that the trees be planted on the outside of the fence instead of the inside.

Mr. Mokotoff stated that he is allowed by the Town Code to install a fence and will install a fence. George Schmitt informed the applicant that his application is under Site Plan Review so if the Board instructs that he cannot install a fence then he has to abide by the conditions directed by the Planning Board and the mitigating factor is what they will allow for screening. Mr. Mokotoff stated that he installed the fence along NYS Rte. 23-B before the application and was not required to have a building permit and therefore he could install a fence along Webb Rd. too without a building permit because it is allowed in the Town Code. Mr. Mokotoff continued that he can install a fence 10-feet from the road without a building permit and it is allowed and he could have installed a fence on Webb Rd. before he applied and the Board would have had to accept the fence for screening. George Schmitt informed the applicant that if he installed without anything to do with the solar array application then the Board could ask for additional screening but this is now part of the Site Plan Review and different action to just put up a fence before the Board mitigates the impact on the neighbors. Mr. Mokotoff stated that first it was that the neighbors didn't want to see the solar array now the neighbors don't want to see the solar array and not see the fence either. George Schmitt informed the applicant that the application has two sides and the Board is the deciding factor of which side is in the best interest of everyone involved. Doug Colwell asked how tall the solar panels are going to be. Mr. Martin answered 15-feet and they are 509 feet from the property line. Mr. Mokotoff added that there is are two 18-foot buildings on the parcel that shield the panels also. Chairman Cole stated that it is up to the Board as to what they will allow for screening. Mr. Martin answered that the criteria can set in cost effectiveness between the fence vs trees. Virginia Ambrose asked if the fence is also to protect the field. Mr. Mokotoff answered yes. Stephen King stated that the fence can protect the field and the Board is asking to add trees. Stephen King continued that the Board is asking the applicant to move the fence back into the field and to plant trees along the roadway to soften the view for the neighbors which would mitigate both

protection and view. Lisa Bowe asked that the applicant supply a drawing of the proposed screening and fence as required for the Site Plan. Tim Wyman suggested planting a couple dozen trees approximately 10-feet apart. Chairman Cole informed the applicant to supply a planting design showing trees planted 10-feet apart or something in writing before the Town of Claverack Building Department will issue a building permit and Certificate of Occupancy. George Schmitt suggested that this plan also include the height of the trees at the time of planting so that very small trees that won't provide screening are planted. Chairman Cole suggested that trees of at least 5-feet would be a good start. Mr. Mokotoff informed the Board that the Town of Claverack took ½ acre of his property and paid him well under the value of the property and then to screen the Town planted Acadia trees. Mr. Mokotoff asked if the Town can plant these Acadia trees can he also plant them. Chairman Cole informed Mr. Mokotoff and Mr. Martin to provide the Board with options to discuss. Lisa Bowe suggested calling a nursery to get professional options to bring to the Board. Mr. Mokotoff stated that trees behind a fence now move the fence and plant trees in front of the fence all to accommodate the neighboring houses. William Michael suggested that a nursery will be able to tell them what types of trees would provide the best screening and would know how tall each type would grow but the Board need specifics to be able to make an informed decision.

Chairman Cole continued the public hearing to the March 7, 2022 meeting.

Stewart's Shops Corp. Site Plan/Special Exception/Boundary Line Adjustment: 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.

Chuck Marshall was present for the application. Mr. Marshall reviewed the application for the Board as a Boundary Line Adjustment and Site Plan/Special Exception for the construction of a new Stewart's shop. George Schmitt stated that the site plan/special exception review and BLA can be completed all at the same time. George Schmitt submitted his review comments for the Board and applicant. Mr. Marshall informed the board that he will add the dumpster location, interior layout and 4,000 lumen lighting. Mr. Marshall stated that he will also create a survey map. Mr. Marshall stated that he added the bulk petroleum storage and has provided the plans electronically to the town for the website. Mr. Marshall continued that he submitted a letter from Mr. Finck to act on his behalf for the application. Mr. Marshall continued that the stormwater plan has been submitted as well as a traffic study by Clough & Harbour finding no impact. Rob Fitzsimmons added that an existing correspondence from NYS DOT to go to the next step of sight distance. Mr. Marshall informed the Board that the project depends on connecting to the CC Sewer system and if not then the project is not an option. Chairman Cole asked what the little building is that is shown on the traffic study map. Mr. Marshall answered that this building shouldn't be on the plan as Mr. Finck thought about a car wash at one point but it is not part of this application. Stephen King asked if the red line is the boundary line and if so then the dumpster pad is right at the property line. George Schmitt stated that this might not be an issue unless it is deemed an accessory structure and suggested that the applicant contact the Building Department for clarification. George Schmitt continued that if it is considered an accessory structure then it would require an application to the TOC ZBA for an area variance. Rob Fitzsimmons read the definition of an accessory structure for the Board and all decided that the decision was up to the building department. Mr. Marshall stated that he didn't want to put the dumpster pad in the middle of the parking area and the disposal trucks require a big area to have a perpendicular approach to hook to the dumpsters. Mr. Marshall continued that this is not a structure but a concrete pad which is fenced in to protect the dumpsters. Mr. Marshall stated that he will try to relocate the dumpster pad to keep from needing a variance. Chairman Cole asked that some sort of barriers be installed at the corner because since October there have been 2 very serious accidents at the intersection with vehicles leaving the highway and going onto the properties and one even caught on fire. Chairman Cole stated that as a firefighter he is concerned with the possibility of vehicles hitting the fuel stations and causing a serious situation. Mr. Marshall answered that the fuel tanks are buried and the fuel stations have several safety devices to protect patrons and vehicles in the case of an accident or failure. Tim Wyman stated that the fuel stations will be in front of the new building so more exposed to the intersection where they are

now and protected by the existing building. Mr. Marshall answered that the fuel stations will be safe. Chairman Cole asked about the sign at the intersection. Mr. Marshall stated that this will be a metal pole sign with pricing that will be 15-feet high with some plantings around it. Stephen King asked if the remaining area would be just a grass area. Mr. Marshall answered that the area from the curb to the highway would be grass. Chairman Cole stated that he would like to see some sort of other buffer such as a dirt berm at 4-feet with plantings in a semicircular pattern rather than a guardrail. Mr. Marshall will look at this but would think that a guardrail would be best for sight lines. Chairman Cole instructed Mr. Marshall to submit an electronic PDF file to the local fire company chiefs in Mellenville and Claverack. George Schmitt reviewed his comment letter for the Board seeking the survey map for the Boundary Line Adjustment, contours scaled back, need well and septic approval from CCDOH, plan to use existing septic system or connect to the new county system, existing access to parcel on the east and why it needs to be open. Mr. Marshall answered that Stewart's Corp. is just leasing the property and the access to the east is for Mr. Finck's existing business and needs to remain open for deliveries. George Schmitt instructed the applicant to install a sign indicating that this is access is a private drive and no parking is allowed. George Schmitt continued that the light poles should be dropped down from 15-feet to 12-feet even though the lumens comply with the Town Code dropping the height would be beneficial, grading appears to be outside of the parcel. Mr. Marshall answered that the neighboring parcel is owned by Mr. Finck also so not an issue. George Schmitt continued that the snow storage needs to be added to the plan. Mr. Marshall stated that snow will be moved to the front of the site then hauled away via trucks. George Schmitt asked that directional arrows be installed on the pavement to direct traffic flow. Mr. Marshall answered that traffic would not be restricted because there isn't any way to enforce traffic flow. George Schmitt stated that if there is an accident from someone going the wrong way then it is on them but would suggest a traffic pattern for safety purposes would be beneficial. Mr. Marshall stated that he is against a traffic pattern because trucks turning and entering from NYS Rte. 66 not able to enforce because people will park and do what they want but he will look at the parking design again to see if there is something he can do which would be to possibly eliminate the parking spots at the corners of the building. George Schmitt asked about the 18-inch culvert carrying stream. Mr. Marshall answered that this will be tied into the stormwater plan. George Schmitt asked that this be shown better on the plan because it disappears and he can't find it on the plan. George Schmitt continued that SWIPPS, erosion control, and the plan needs to be submitted to SHIPPO for a letter of no effects is required. Mr. Marshall informed the Board that if the project is not allowed to tie into the new County Sewer system for the CIP then the project is called off because they are not going to install a new septic system for the business. Mr. Marshall will seek a letter from SHIPPO showing the project will have no impact which would also be part of the stormwater approval. Rob Fitzsimmons asks the Board members if they are ok for setting public hearing. Tim Wyman stated that the applicant has a big list. George Schmitt answered that he would suggest to involve the public earlier rather than later in the project planning.

Motion to set public hearing to begin March 7, 2022 was made by Tim Wyman with a second from Lisa Bowe. All members were in favor. Motion carried.

Chairman Cole asked that the applicant submit a PDF of the project to the Town for inclusion on the website for public view.

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 6,270 square foot building, 1,800 square foot storage shed and fueling station.

Owner Caleb White and Matt Huntington from Studio A were present for the application. Mr. White informed the Board that he has returned with a scaled down version of the project showing the building will be basically the same, driveway will be the same and entrance is still the same but the landscaping has been removed. Mr. White submitted the temporary DOT approval. Mr. White continued that the budget needed to be simplified so instead of building the office into the hill they will grade away from the back and they have simplified the garage. Mr. White continued that the buildings will be stick built with metal siding and no second story. Mr. Huntington added that they have submitted

sign details with no lighting on the sign. Mr. Huntington continued that the stormwater will remain the same as the original application. Mr. Huntington continued that the septic has been designed and perked just waiting on the letter from CCDOH for permits. Tim Wyman asked if the diesel tank will be contained. Mr. White answered that the tank will be a double walled containment which meets the code and is under the threshold size for containment. All Board members were fine with the submission.

Motion to accept the application as complete and set public hearing for March 7, 2022 was made by Lisa Bowe with a second from Stephen King. All members were in favor. Motion carried.

NEW APPLICATIONS for 2/7/2022:

Catskill View Farm Subdivision: Tax Map #(SBL) 132 . – 2 – 45 Located at Southeast intersection of Bate Rd. and Snyderstown Rd. Subdivision of 13.627 acres into parcels of 6.731 and 6.896 respectively.

Dan Russell was present for the application. Mr. Russell informed the Board that this property is located at the intersection of Snyderstown Rd. and Bate Rd. and is owned by Chris Jones. Mr. Russell continued that this is a 13.627-acre parcel which would be separated into two parcels of 6.731 and 6.896 respectively. Mr. Russell informed the Board that CCDOH septic approval and Town of Claverack highway driveway permit letters are submitted. Board members were fine with the submission.

Motion to accept the application as complete and set public hearing for March was made by Virginia Ambrose with a second from Lisa Bowe. All members were in favor. Motion carried. Public hearing set for March 7, 2022.

Getaway House Inc. Special Exception/Site Plan Review and Boundary Merger/Consolidation: Tax Map (see survey map) Located across from the Yorkshire Motel (lands of Richard Cross aka Evergreen Estates) Special Exception and land merger of 16 parcels to for 90 +/- acre parcel for the construction a 45 – 50 unit campground facility with residence, office, public water, septic system and access roads.

Matt Liponis, Nico Turek, Stephen Maulden and Skip Francis were present for the application. Mr. Liponis submitted a physical copy of the plan and a digital option to share on the zoom. Mr. Liponis continued that the project is currently a subdivision of 16 parcels which will be merged into one large parcel. Mr. Liponis continued that after the merger is complete the plan is to install 45 to 50 cabins or tiny houses. Mr. Francis of Creighton Manning will be performing the engineering for the site. Mr. Liponis informed the Board that the business is seeking a Special Exception/Site Plan and subdivision merger of the 90-acre property located at the northern side of NYS Rte. 23 across from the Yorkshire Motel. Mr. Turek informed the Board that Getaway is an outdoor hospitality company of tiny cabins situated within a natural setting allowing people to stay to unwind and recharge. Mr. Turek continued that people can rent the cabins for a night/weekend or weekly but no more than a week stay and will operate 12 months of the year. Mr. Liponis informed the Board that the cabins are simple one bedroom or two-bedroom facilities that have a small kitchenette and bathroom with outdoor deck and firepit with chairs. Mr. Liponis continued that the idea is to allow people to come to relax and enjoy nature in a quick and easy set up. Mr. Liponis informed the Board that the business has several of these sites in different states with the closest site in Catskill. Mr. Turek informed the Board that the tiny cabins are on wheels and are cozy, quiet and simple. Mr. Turek continued that there will be three options of cabins, one bedroom, two bedroom or a handicapped accessible cabin with the one bedroom approximately 16-feet long by 8-feet wide by 12-feet tall with big floor to ceiling windows, a radio, cards, books, cooking essentials and an honor bar. Mr. Turek informed the Board that the idea is to allow for a serene, quiet space to disconnect from everything. Mr. Turek continued that the cabins will be spread out to allow for privacy and will have a fire pit with chairs for enjoying the outside. The plan will not have a common gathering area, pool or rec center but will have a managers office building with a back house office space for supply storage and linens/towels etc. for the cabins. Mr. Francis informed the board that they are in the process of designing one large common septic system and a community water system from drilled wells. Mr. Turek informed the Board that a site manager will be onsite at the

back of house office at all times. Mr. Francis informed the Board that there is an existing entrance with a gravel driveway that is planned as the entrance awaiting NYS DOT approval. Mr. Turek informed the Board that there will be several walking paths throughout the site. Mr. Turek continued that vehicle traffic will be allowed on the paths and limited to the roadways only. Mr. Turek stated that they will keep as many of the existing trees and forest as possible but the Site Plan is not set in stone. Mr. Francis informed the Board that large culverts with graded roadways and a new well will be drilled with electric service coming in from NYS Rte. 23. Mr. Turek informed the Board that the site is zoned Rural Conservation and campgrounds are permitted with a Special Exception. Mr. Turek informed the Board that the site marked with a small sign with a kiosk to check in after the guest has received a texted keycode. Mr. Liponis informed the Board that stays are usually 1 to 2 days or a weekend and a site manager will be present at all times. Mr. Liponis continued that the business will also employ 10 – 12 cabin keepers to turnover the cabins between guest stays. Mr. Liponis continued that the cabins will be fully mobile and nothing will actually be stick built to the site. Mr. Liponis informed the Board that the Town will benefit from tax revenue, shopping, local gas and restaurants, promotes local area and is a low impact use. Mr. Turek informed the Board that all booking is done online ahead of time and RV's and tents are prohibited. Mr. Turek continued that a traffic study will be performed by Clough & Harbour. Mr. Liponis informed the Board that events, parties, bachelor/bachelorette parties, weddings or any other large group will not be allowed. Mr. Francis informed the Board that lighting will be minimal not overhead lighting. Mr. Liponis stated that dogs will be allowed. Mr. Liponis informed the Board that approximately 14 jobs will be created. Mr. Liponis stated that the stays will cost approximately \$150.00 to \$300.00 per night depending on the cabin and time of year. Chairman Cole instructed the applicant's representatives to reach out to the Churchtown Fire Chief with the plan and to keep him up to date so that he can provide the Planning Board with a letter indicating he has no concerns. Mr. Francis informed the Board that all of the roadways will be constructed for emergency access and they are working to coordinate this with the engineers. Mr. Liponis stated that he will reach out to Chief Jamie Preusser. Mr. Liponis stated that the biggest concern is roadways during all times of the year but they are conceptually level. Chairman Cole asked if the western access will be used for the main entrance. Mr. Liponis answered no. Stephen King suggested that the applicants check with the house in the back of the site to make a driveway maintenance agreement. Chairman Cole informed the applicant's representatives that just like another camping/stay project the caretaker/back building needs to be built first and occupied 24-7-365 by a manager. Mr. Liponis answered that they were planning to build the back house at the same time they were constructing the roadways and the cabin pads if that would be agreeable to the Board. Chairman Cole answered that before any of the cabins are rented out the back house needs to be fully complete and occupied at all times. Tim Wyman asked what would be the source of firewood for the cabins because NYS DEC has many rules about transporting firewood to other areas of the state to lessen the spread of disease and bugs. Mr. Francis stated that he will be in contact with NYS DEC regarding sourcing firewood and species that are or are not allowed. Tim Wyman stated that he would like to see more site development the next meeting. Mr. Francis answered yes. Mr. Francis stated that the CCDOH informed him that they will not issue any permits or perk test visits until April. Virginia Ambrose informed the applicant's representatives that the EAF is not fully completed and E-1 should indicate that the property was an agricultural use. Mr. Liponis answered that the Agricultural maps show farms within 500 feet would trigger this answer and he will look for guidance of agricultural uses and will fill out the EAF. Virginia Ambrose stated that this needs to be checked because there are several agricultural uses in the surrounding area. Stephen King stated that the traffic study is very important because this is a dangerous stretch of highway and already has heavy traffic so increasing traffic by 50-60 vehicles every couple of days would be a concern. Mr. Francis stated that he has reviewed some traffic studies of the area in the past and shouldn't be a major concern. Stephen Hook stated that those were different and outdated because he lives directly across the street and he has approximately 6 seconds to pull out of his road before another vehicle is on his bumper. Stephen Hook continued that the double lanes and speed are hazardous for increased traffic. Stephen King stated that he has witnessed vehicles racing on the double lanes to pass another vehicle. Mr. Turek informed the Board that of the 45 cabins 10-11 would be two bedroom which could possibly allow for 2 vehicles per booking and they figure that the one-bedroom cabins would only have one vehicle so not as much extra traffic as the Board might think. Lisa Bowe

asked what type of septic system would be installed. Mr. Francis informed the Board that there are a couple of different options for septic areas one being a flat meadow area but if that doesn't work out then they would install a couple of smaller septic fields with pretreatment containment areas to lessen the leaching but that would be up to the CCDOH to decide. Lisa Bowe stated that the septic would need to be rather large to accommodate the showers and toilet flushing and would also require a rather large well to allow for all of the water use. Mr. Francis answered that the plan calls for a single well source with their own treatment system and chlorination but the need for multiple wells could be needed but the site is still very early in the design stage. Mr. Liponis informed the Board that they are seeking Lead Agency status from the Planning Board tonight. Lisa Bowe asked what the hours of operation would be. Stephen King asked if the operation is open 24-7-365 and doesn't shut down. Mr. Liponis answered that check in is usually at 3:00 pm with checkout at 11:00 am between those hours the cleaning and changeover takes place. Mr. Liponis informed the Board that the site will have AM and PM supervisor on site with other staff arriving between 7:00 to 8:00 am and off at 5:00 to 6:00 pm. Mr. Liponis continued that during the day about 8 people would be onsite to do laundry and restock necessities for guests. Lisa Bowe asked if the site will have backup generators in case of a power outage which happens quite often in the area. Mr. Francis answered that there will be backup generators for the backhouse and pump station but the cabins will be equipped with flashlights for use. Lisa Bowe asked how they would take care of guests for an extended power outage which happens. Mr. Liponis answered that most guests would probably check out early. Lisa Bowe stated that she can imagine that an extended power outage would be scary for a woman or single person. Lisa Bowe asked who will perform mowing, plowing and other general maintenance. Mr. Liponis answered that they will contract with local contractors for plowing but will not mow lawns to keep the natural landscape of the site and to maintain privacy. Mr. Liponis continued that the idea is to keep a natural look not a manicured look. George Schmitt stated that the plan is very preliminary and he would like to see the traffic study, water and septic design information,

Klima, Greg/Klima, Donna & Willard Boundary Line Adjustment: Tax Map #'s(SBL) 123 . 00 – 1 – 75. 123 . 00 – 1 – 76, 123 – 1 – 77 and located at 479 & 489 Oak Hill Rd.

Greg Klima was present for the application. Mr. Klima informed the Board that this is a Boundary Line Adjustment between his property and his parents. Mr. Klima continued that many years ago his parents dug a large pond between the two properties and they are now looking to move the boundary lines to allow for the pond to be fully on only one parcel. Mr. Klima continued that his parents are planning to sell their property in the near future and would like for the pond to be on his property and not shared. Stephen King asked what the .3995 piece of property is for. Mr. Klima answered that this piece will be added to his parent's parcel to even out the acreage. Rob Fitzsimmons stated that it looks like parcel #1 is getting a portion of parcel #2 and parcel #3 will be merged with parcel #2 and all of this needs to be narrated on the maps in a note #5. George Schmitt added that the maps need to be dated with the revision date and stamp and signature from the surveyor. Mr. Klima stated that he will take the maps to the surveyor the next day. Rob Fitzsimmons informed the Board that they can approve the Boundary Line Adjustment with the conditions that the maps are updated with the date of the revision, signature and stamp of the licensed surveyor and note #5 describing the boundary line adjustments.

Motion to grant the Boundary Line Adjustment with the conditions that the maps are revised with date of revision, stamp and signature of the licensed surveyor and note #5 added description of the boundary line adjustment was made by Stephen King with a second from Virginia Ambrose. All members were in favor.

Chairman Scott Cole informed the applicant that he can drop off the revised maps to his office at Real Property and he will stamp and sign them and bring the required 4 back to the Town of Claverack for filing.

Klocke Estate Land LLC Boundary Line Adjustment: Tax Map #'s(SBL) 131 . – 1 – 45 . 3, 131 . – 1 – 45 . 4, 131 . – 1 – 45 . 5 & 131 . – 1- 45 . 6

John Frishkopf and Dan Russell were present for the application. Mr. Russell informed the Board that once the Town of Claverack passed the law allowing subdivisions on private roads a few months ago his client decided it would be in the best interest of the farm to get rid of the legs to the residential parcels. Dan Russell continued that they have now merged the distillery into the bigger parcel and now will have three parcels instead of four. Mr. Russell explained that Parcel #1 will now be the entire farm/distillery and Parcels #2 & #3 will be the residential parcels. Tim Wyman asked if there is a timeline for the starting of building. Mr. Frishkopf answered that the tasting room is coming along and the rest of the construction will begin this spring. Rob Fitzsimmons informed the Board that the level of roadway construction has been dealt with and he instructed Mr. Russell to submit a roadway maintenance agreement showing the details for each of the two parcels.

Motion to grant the minor Boundary Line Adjustment for Klocke Estate Land LLC was made by William Michael with a second from Stephen King. All members were in favor. Motion approved.

Maps were stamped and signed.

CONTINUING BUSINESS:

Chairman Cole asked Rob Fitzsimmons for an update on the Jackson's BBQ/Kevin Pomplun DOT curb cuts process as per the approval to grant with condition that the applicant give monthly updates as to the progress with the NYS DOT for curbing.

Rob Fitzsimmons informed the Board that he reached out to Mr. Pomplun and his partner Mr. Skoda regarding moving forward with the DOT. Rob Fitzsimmons continued that he will set up a meeting with Mr. Skoda on 2/8/22 to discuss the curb cuts design and progress with submission to the NYS DOT and another new issue of a letter received from the CCDOH requesting updated septic because of the change/increase in use from a 5 month take out operation to an indoor restaurant. Rob Fitzsimmons will keep the Board posted at the March meeting.

Motion to adjourn was made by Stephen Hook with a second from Lisa Bowe. All members were in favor. Motion was carried. Meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Jodi Keyser, secretary