

Approved 6/23/21

Town of Claverack
Zoning Board of Appeals
P.O. Box V
Mellenville, NY 12544
Minutes: May 26, 2021

In attendance: Chairman David Graziano, John Porto, Steven Melnyk, Chris Post, Doug Colwell, attorney; Rob Fitzsimmons and engineer; George Schmitt.

Absent with regrets: secretary; Jodi Keyser

Chairman Graziano called the May 26, 2021 meeting of the Town of Claverack Zoning Board of Appeals to order at 7:30 p.m.

**** Correction to the minutes, Clover Meadows Solar Farm presenter whose last name was not known. It was Travis Mitchell

Motion to approve the April 28, 2021 minutes made by Steven Melnyk with a 2nd by John Porto, all in favor. Motion carried

Philmont Family Dentistry Variance: Tax Map #(SBL) 113 . – 1 – 20 . 120 Located at 1078 Rte 217 Philmont. Installation of an internally illuminated sign in the RC zone which is not permitted and requires a Variance.

(No Show), S. Melnyk asked Chairman Graziano to note in the minutes, this was the 2nd no show for them.

Edward & Karen Casivant dba Clover Meadows Solar Farm Area Variance: Tax Map #(SBL 100 . – 1 – 5 Located at 151 Humane Society Rd. Area Variance of 20-feet where 100-feet is required.

Chairman Graziano informed everyone this was a public hearing for Edward & Karen Casivant dba, Clover Meadows Solar Farm, asking for an area variance, looking for 80 foot variance. They have 20, but 100 is required. Chairman Graziano also stated that a letter was received and he thanked Claverack Fire Chief Keeler for working with them. Chairman Graziano said he did not see the details but the code enforcement officer had to sign off on it so if she was happy, he was happy. Chairman Graziano asked to look at page 7 of SEQR where it stated hours of operation were Monday thru Friday 7-5

Presenters: Gillian Black, Anna Rehder and Dana Alia

G. Black quickly went over again what they were looking for, basically restated what they did last month. He stated this is the third project in the area. He talked about planting pollinator mix. They developed a bio diversity management plan. They maintain this in a contract even if in the event the solar farm changes hands, which it often does. Eden Renewable will always be at least a minority owner. G. Black explained the Eden Renewables takes the project through the whole process, including through approvals and construction financing and then if it changes hands, Eden Renewables switches from majority ownership to minority ownership of the LLC. S. Melnyk asked if planting was done between the arrays. G. Black stated yes. They start out with an annual grass to stabilize the area, then plant a mixture of 70/30 percent of perennial and annual wild flowers. He stated that with the biodiversity program, they work with school districts. They have already engaged with the Hudson City School district. He said they give scholarships to graduating seniors with STEM. They are now up to \$6000 with another \$15000 committed this year. Each project they put in \$3000, so this will now be \$9000 for these

three projects. G.Black then explained of what they were looking for as to the variance and it being along a roadway that was partially public and partially abandoned. J. Porto asked if the abandoned portion was approved by the TOC Highway Superintendent. G. Black stated yes, he met with Superintendent LaMont. G.Black and Anna Rehder showed the board what they are looking for as far as area relief from the roadway

D. Graziano made a motion to approve the application, seconded by C. Post, all in favor.

7:45 opened up to public hearing, no public questions

7:45 public hearing closed.

Town Attorney Fitzsimmons suggested a motion to grant the TOC Planning board as lead agency for SEQRA. Motion by J. Porto, seconded by S. Melnyk, all in favor. Continued to June meeting

Crooks, Andrew Area Variance: Tax Map #(SBL) 141 . – 1 – 13 . 121 Located at 2388 Rte. 27. Area Variance for front yard setback.

Jock Winch from Claverack Builders appeared. Mr. Winch explained they are looking to build a garage with very challenging topography and the best solution was to build it where an area variance would be needed. He explained it is required to have a fifty foot set back. If built where proposed, he has 26 foot on one side and 38 foot on the other side from the roadway. Motion to accept the application made by D. Graziano, seconded by C. Post, all in favor. Provided a deed is given for the purpose of SEQR.

D.Graziano stated he did not have a copy of the deed in his package. J. Winch stated he was sure they were provided with copies. This will be set for public hearing.

Motion to adjourn made by S. Melnyk, seconded by D. Graziano. Adjourned at 8:12 p.m.

Respectfully submitted.

Rich Michael, acting secretary