

Chairman Scott Cole called the September 12, 2022 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Scott Cole, Lisa Bowe, Alberta Cox, Pat Fecher, Stephen King, Tim Wyman, George Schmitt; engineer, Jodi Keyser; secretary
Absent with regret: Virginia Ambrose, Rob Fitzsimmons; attorney

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

Motion to approve the Planning Board minutes of August 1, 2022 was made by Pat Fecher with a second from Alberta Cox. All members were in favor. Motion carried.

Correspondence

CONTINUING APPLICATIONS FOR 9/12/22:

Patel, Mehul/Kasselmann Solar Site Plan/Special Exception Review: Tax Map #(SBL)121 . 3 . 2 – 64 .
2 ground mounted solar array of 12.00kW.

Alex Martin representing Kasselmann Solar was present for the application. Mr. Martin submitted new survey maps and amended the site plan to show the second disconnect and re-routed the trench path. Mr. Martin explained that this parcel is a keyhole lot and is completely surrounded with wooded area. Tim Wyman asked how deep the conduit would be for the trenching along the newly designed trench path. Mr. Martin answered approximately 2-feet deep. Tim Wyman stated that he knows that there is a propane line that this trench line will go over if they keep the proposed design and suggested that the propane line be marked prior to digging. Mr. Wyman stated that he knows for a fact that the propane line is directly parallel to the trench because he installed it. Mr. Martin stated that they plan to only trench about 6 inches over the propane line. Mr. Wyman suggested that the company should be very careful when trenching near the propane line. Mr. Martin stated that he was unaware of a propane line but would relay the information. Tim Wyman stated that the plan appears that the trench terminates at the meter but the meter is not on the property. Lisa Bowe asked if the plan could be superimposed onto the survey to make it clearer. Mr. Martin stated that there is a 20-foot setback. Tim Wyman stated that on the engineer plan the meter is shown inside of the property line but on the survey the meter is outside of the property line. Matt Bowe surveyor of the property confirmed that the meter is outside of the subject property line as shown on the survey map. George Schmitt asked if the line needs to tie into the main meter and if so, they would need a utility easement. Mr. Martin answered that he is unsure. Tim Wyman asked if the shutoff can be located elsewhere then they wouldn't need a utility easement. George Schmitt answered that is correct either the second shut off needs to be relocated from the meter or the company needs to apply for a utility easement. Tim Wyman asked why the disconnect is located at the meter and not at the main breaker panel within the house. George Schmitt informed Mr. Martin that he needs to redesign the connection to the main service panel or get a utility easement. Mr. Martin stated that this should be able to make this work. Tim Wyman asked for the trenching path onto the main survey. George Schmitt stated that site plan sketch and survey are two separate documents and only the licensed surveyor is allowed to draw anything onto the survey map. George Schmitt continued that the Planning Board requires both documents so that they can be used together to see the entire plan. Matt Bowe stated that Mr. Patel already has access to the meter because that is where he

receives his power to his house. Chairman Cole informed Mr. Martin that he needs to revise the site plan to show that the electric meter is outside of the property line and if going to use the meter to connect then need a utilities easement or relocate the connection point. Chairman Cole suggested that it might be easier to find a different connection rather than apply for a utility easement

Sutton, David & Masters, Victoria Special Exception/Site Plan: Tax Map #(SBL) 130 . – 1 – 6 . 112
Located at 195 Stone Mill Rd. Special Exception/Site Plan for the construction of a 56 panel ground mounted solar array, 1 SMA S87 inverter, 2 SMA S86 invertors.

No show

Abeyatunge, Krishan & Lambert Site Plan/Special Exception: Tax Map #(SBL) 111 . – 1 – 11
Located at 148 Kittle Rd. Site Plan Special Exception to convert an existing 390-square foot garage into a guest house.

No show

Columbia Tent Rentals Site Plan/Special Exception: Tax Map #(SBL) 101 . – 2 – 52 Located at 8 Bender Blvd. Site Plan/Special Exception to construct a 5,760-square foot addition along with a 1,250 square foot shed roof for outdoor storage onto the existing 10,000 square foot building.

Rich Andreasson was present for the application. Mr. Andreasson submitted an updated landscape plan with mixed flowers and shrubs with additional landscaping along the dumpster area. Submitted a letter regarding the storage that was Mr. Dusenbery had outside of his property. Mr. Andreasson continued that the neighbor, Mr. Harpis stated in the letter that he is in agreement that Mr. Dusenbery will remove all of the storage once his addition is complete. Mr. Andreasson continued that all outside storage will be moved to the shed which will include tent poles that will not blow away. Chairman Cole stated that the addition appeared in a different area on the original site plan. George Schmitt answered that the addition was moved to keep setbacks in line. Chairman Cole asked what the concrete wash out was for. Mr. Andreasson stated that this is a customary addition for the concrete trucks to clean out after dumping their loads and is temporary but he added it for the site plan. George Schmitt stated that the letter from Mr. Harpis as the neighboring property owner but the site plan shows the CCIDA. Mr. Andreasson stated that he spoke to the CC IDA and they directed him to Mr. Harpis. Lisa Bowe asked what the timeline for completion and removal of the outside storage. Mr. Andreasson stated that they would like to start in November or December with a completion of June or July to be ready for the next party season. Alberta Cox asked if there will only be one light. Mr. Andreasson answered yes only one light at the back. Chairman Cole asked if it is dark sky compliant. Mr. Andreasson answered yes same light just relocated. Pat Fecher stated that the plan looks good. Tim Wyman OK. Stephen King wants to ask if the certificate of occupancy can be provisional with the first step to allow for the transfer of the outside storage to inside and to be sure that the landscape plan is completed. George Schmitt stated that this is part of the site plan and should all be complete before the CO is granted. Stephen King stated that he is concerned that in the past the CO has been granted and no landscape plan has been done according to the approved site plan and doesn't want to see this continue to happen. Chairman Cole stated that this could be a condition of approval. George Schmitt stated that the Building Department could issue a temporary CO to move everything then a final CO when the landscaping and all Site Plan items have been completed. Stephen King stated that others have promised to complete then didn't so he wants the Town of Claverack to have something in place to protect the approved site plan is completed as shown. George Schmitt stated that the Planning Board cannot bind the building department but can allow for a temporary CO.

Motion to accept the application as complete and set public hearing for October 3, 2022 was made by Tim Wyman with a second from Lisa Bowe. All members were in favor. Motion carried.

Chairman Cole instructed Mr. Andreasson to submit a full copy of the site plan to the Columbia County Planning Board for review. Chairman Cole will inform Patrice Perry of the application.

NEW APPLICATIONS FOR 9/12/22:

Duggan, David/Kasselman Solar Special Exception/Site Plan: Tax Map #(SBL) 131 . -2 – 10. Located at 243 Schoolhouse Rd. Special Exception/Site Plan for the installation of a Tier 2 ground mounted solar array.

Alex Martin of Kasselman Solar was present for the application. Mr. Martin informed the Board that his clients are seeking to install a 10.75 kW residential solar array. Mr. Martin continued that he is aware that there is a missing note on the map regarding the disconnect at the main panel and he will add it and resubmit. Mr. Martin referred to an areal photo of the property showing orchards surrounding the array with no street view deeming the array hidden from public views. Mr. Martin continued that the array will be approximately 10.5-feet in height at the highest point. Tim Wyman asked if the array is fixed. Mr. Martin answered yes. Chairman Scott Cole stated that the map shows a propane tank but no propane line is indicated on the maps. Stephen King stated that the propane like should be marked on the site plan. Mr. Martin stated that if he could find the propane like he will mark it. Chairman Cole stated that the array appears to be well screened. Chairman Cole asked if the plan has one disconnect at the house and the other at the array. Mr. Martin answered yes one at the array and the second inside the basement at the main panel. Chairman Cole stated that the disconnect at the house needs to be outside to allow for emergency shut off without entering the home. Mr. Martin will change the placement and will show the disconnect at both the array and the home.

Motion to accept the application as complete and set public hearing for October 3, 2022 was made by Alberta Cox with a second from Pat Fecher. All members were in favor. Motion carried.

Mr. Martin will submit new maps with the changes and additions as discussed prior to the meeting.

NEW BUSINESS:

Town Board member Steven Hook informed the Board that the solar law is almost complete and copies of the proposed new law will be sent to County Planning and then will set up a meeting with the Planning Board before setting a vote.

No further business.

Motion to adjourn the meeting was made by Stephen King with a second from Pat Fecher. All members were in favor. Motion carried. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jodi Keyser, secretary