

APPROVED 12/5/22

TOWN OF CLAVERACK
PLANNING BOARD
Meeting Minutes
November 7, 2022

Chairman Scott Cole called the November 7, 2022 meeting of the Town of Claverack Planning Board to order at 7:00 PM

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

Members in attendance: Chairman Scott Cole, Virginia Ambrose, Lisa Bowe, Pat Fecher, Tim Wyman, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser

Absent: Stephen King and Alberta Cox

Motion to approve the Minutes of October 3, 2022 was made by Tim Wyman with a second from Pat Fecher. All members were in favor. Motion carried. Minutes approved.

Correspondence

CONTINUING APPLICATIONS FOR 11/7/22:

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

Alex Martin of Kasselman Solar was present for the application. Mr. Martin submitted a copy of the utility easement between Mr. Patel and Mr. Peter Schramm for the connection to the utility pole. Tim Wyman stated that this will protect the Town of Claverack liability.

Motion to accept application as complete and continue public hearing for December 5, 2022 was made by Tim Wyman with a second from Virginia Ambrose. All members were in favor. Motion carried. Maps were stamped and signed.

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. Secretary Jodi Keyser informed the Board that she received a phone call from Bryan Flynn today regarding the public notice addresses. Secretary Keyser informed Mr. Flynn that the mailing addresses he supplied were actually 911 location addresses and not mailing addresses. Mr. Flynn was upset that the application would not have a public hearing. Secretary Keyser continued that she was at work at the time and Mr. Flynn became more aggravated so Secretary Keyser hung up. Mr. Flynn then called back and left a voicemail and sent an email. This was discussed with the Chairman and Rob Fitzsimmons.

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.

Mr. Andreasson was present for the application. Mr. Andreasson informed the Board that he received a comment letter from the Columbia County Planning Department indicating no significant comments other than if wetland areas would not be impacted and questions regarding an accessory apartment that was previously approved. Tim Wyman informed Mr. Andreasson that as stated way back in June the Planning Board will make a condition of the approval of this new application they will require that the previously approved Site Plan is completed with all plantings and screening in place prior to the start of any new construction. Mr. Andreasson stated that he has submitted new screening plans. Lisa Bowe asked why the applicant had not completed the previous approved Site Plan as approved with emphasis on screening and if there was some sort of hardship. Tim Wyman again stated that the applicant needs to complete all screening and landscaping as designed in the previously approved Site Plan prior to all new construction is started. Mr. Andreasson stated that this might be difficult with the time of year. Tim Wyman stated that this was discussed back in June during one of the first meetings for the application so it shouldn't be a surprise. Tim Wyman continued that he wants to be clear that all screening for the previously approved Site Plan needs to be in place before breaking ground on the new project. Chairman Cole added that the applicant is also responsible to maintain all of the screening and is required to replace all dead or diseased plants and trees as soon as possible. Mr. Andreasson informed the Board that he will inform the applicant of the requirements. Lisa Bowe asked if there was some reason that Mr. Dusenbery had not completed the previously approved Site Plan and why haven't the trees been planted yet. Mr. Andreasson didn't know the reason but would inform the applicant.

Chairman Cole continued the public hearing at 7:10 PM. No comments were received. Chairman Cole closed the public hearing at 7:11 PM

George Schmitt reviewed the SEQRA for the Board members.

Motion to grant a negative declaration for purposes of SEQRA was made by Tim Wyman with a second from Pat Fecher. All in favor. Motion carried.

Motion to approve the Site Plan as presented with the condition that all landscaping from the previously approved Site Plan is completed prior to breaking ground on any new construction and all outside storage of equipment is moved inside as soon as possible was made by Virginia Ambrose with a second from Tim Wyman. All members were in favor. Motion carried.

Maps were stamped and signed.

Howarth, Andrew & Meyers, Michael Site Plan Special Exception: Tax Map #(SBL)131 . – 145 . 111 located at 2636 Route 27. Special Exception/Site Plan Review for the installation of a ground mounted residential solar array with battery backup.

James Goff from Hudson River Solar was present for the application. Mr. Goff submitted a recent survey including photos to illustrate that the array will not be visible from the neighbors. Tim Wyman informed Mr. Goff that he submitted a great site plan that was put together nicely with all required information this was a nice job. Chairman Cole stated that two disconnects are shown so that is good also.

Chairman Cole opened the meeting to public hearing at 7:20 PM.

John Frishkopff from Klocke Distillery stated that he has been in communications with the applicants and their representatives throughout the project and is happy to support the project.

No further comments.

Chairman Cole closed the public hearing at 7:23 PM.

George Schmitt reviewed the SEQRA Part II for the Board.

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

Motion to approve the Special Exception Site Plan for the installation of a ground-mounted residential solar array was made by Tim Wyman with a second from Pat Fecher. All members were in favor. Motion carried. Maps were stamped and signed.

Secretary Jodi Keyser informed the applicant that he owes for the public hearing mailing fee. Mr. Goff asked if she could email the amount that is due so that he can send a check to the Town Office as soon as possible.

NEW APPLICATIONS FOR 11/7/22:

NONE

OTHER BUSINESS:

Matt Bowe approached the Board with a concern regarding survey maps that are being used by the applicants that are being altered by the applicants and their representatives. Mr. Bowe continued that he is a licensed surveyor and had surveyed the Patel property for the applicant and has seen that the survey map was modified by someone other than himself. Mr. Bowe continued that the applicant's representatives took his survey map and altered it as his own map. Rob Fitzsimmons stated that many times applicants or their representatives call up and say hey we are using an existing survey and drawing locations of items on them which needs to be clearly referred to them that they cannot modify any survey maps and the Building Department needs to relay this message clearly to all applicants. Matt Bowe stated that in the future if the applicant submits a photocopy of a survey map with doodles on it there should be concern and the Board should not accept the map.

Motion to adjourn the meeting was made by Pat Fecher with a second from Virginia Ambrose. All members were in favor. Motion carried. Meeting adjourned at 7:55 PM.

Respectfully submitted,

Jodi Keyser, Secretary