

APPROVED 1/2/2023

TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting Minutes  
December 5, 2022

Chairman Scott Cole called the December 5, 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 members with the Pledge of Allegiance.

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

Absent: Tim Wyman

Motion to approve the minutes of the November 7, 2022 meeting was made by Pat Fecher with a second from Stephen King. All members were in favor. Motion carried.

**Correspondence:**

Chairman Cole informed the Board members that he has received a notice from the NYSPRHP designating the Waldorf-Miller house on NYS Rte. 23-B as a historic building.

**CONTINUING APPLICATIONS FOR 12/5/22:**

**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 was present for the application. Mr. Martin submitted revised plans prior to the meeting accurately showing the adjustment to the trenching line which was moved minimally to avoid a gas line. Mr. Martin continued that this is a 12 kW ground-mounted solar array consisting of 30 panels on a 5-foot high by 6-feet wide set on a single pole which is set to the back of the property within the allowed setbacks. Mr. Martin also submitted a utility easement with Peter Schramm to allow for connection on the electric pole outside of the owner's property. Mr. Martin continued that the plans show two disconnects with one at the array and one at the residence. Chairman Cole continued the public hearing at 7:10 p.m. Katy Cashen asked how many solar panels would be installed. Mr. Martin answered that there will be 30 solar panels installed on one array that is 5-feet by 6-feet situated on one pole at 5-feet high and it is stationary. No further comments. Chairman Cole closed the Public hearing closed at 7:13 p.m. George Schmitt reviewed the SEQRA Part II for the Board members.

Motion to grant a negative declaration for purposes of SEQRA was made by Pat Fecher with a second from Alberta Cox.

Motion to grant approval for the installation of a 12 kW residential solar array was made by Virginia Ambrose with a second from Stephen King. All members were in favor. Motion carried.

Plans 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.

**Chairman Cole informed the Board that the application will be held until the applicant's representatives provide the correct mailing addresses for the public notices.**

**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.**

**Mr. Abeyatunge was present and apologized for not attending previous meetings and was unaware that he needed to inform the secretary. Mr. Abeyatunge informed the Board that he recently had perk testing completed at the property and is in the process of having the septic system designed and will have the CCDOH septic system approval in the near future. Mr. Abeyatunge was instructed to scan a copy of the septic design to George Schmitt when it is complete. Mr. Abeyatunge will return for the January meeting or will inform the secretary.**

**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 (request for an extension of approval)**

**Chairman Cole informed the Board that he has received a request from Bryce Dusenbery for an extension of his recent approval. Chairman Cole continued that Mr. Dusenbery is requesting the extension because he is unable to plant trees during this time of year due to weather. Chairman Cole reminded the Board that the approval required Mr. Dusenbery to install the plantings as designed in the original Site Plan approval that was a few years ago and never installed. Chairman Cole asked the Board members if they would be agreeable to granting a 5-month extension. Lisa Bowe asked if the Board members could visit the site to make sure that the plantings are installed as approved.**

**Motion to grant an extension to complete the plantings as approved in original Site Plan approval up to and including May 2023 was made by Alberta Cox with a second from Stephen King. All members were in favor. Motion carried.**

**Cantele Tent Rentals Site Plan Review: Tax Map #(SBL)101 . – 2 – 43 Located at 37 Bender Blvd. Site Plan Review for an 80-foot X 70-foot addition to the existing building to be used for storage and a 100-foot X 80-foot addition to the east side of the existing building for inside and outside loading/unloading area (request for an extension of approval)**

**Chairman Cole informed the Board that James Cantele has requested an extension of his recently approved Site Plan for the construction of the 80-foot by 70-foot portion of the approved addition. Chairman Cole continued that this was a two part construction and the second area is running out of time to complete. Chairman Cole asked if the construction has begun and a building permit is issued does the Board need to approve an extension. Board members agreed that no extension is needed.**

#### **NEW BUSINESS:**

**Rob Fitzsimmons informed the Board that Emerson Solar project had just switched attorneys for the PILOT and this set off several emails because the Town thought that there was another solar field in the plans. Rob Fitzsimmons continued that the project stands as approved and will be built as permitted.**

**Rob Fitzsimmons informed the Board that the new solar law is in effect for all new solar projects and not those that are in construction or already approved but not yet started. Board members agreed.**

**Rob Fitzsimmons informed the Board that the 197 Stottville Rd. solar project is still being litigated and the company and neighbors are working on a settlement. Rob Fitzsimmons continued that the Town is not involved in the discussions but he has found out that they are talking about easements to property to install trees, fences and berms as well as monetary settlements but it is all up in the air.**

**Chairman Cole introduced Rich Shulman as the new Town Zoning Enforcement Officer.**

**Board members agreed to meet for the January meeting on Monday, January 2, 2023 at 7:00 p.m. at the former library building.**

**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 7:35 p.m.**

**Respectfully submitted,**

**Jodi Keyser, secretary**