

Approved 11/7/22

**TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting MINUTES  
October 3, 2022**

Chairman Scott Cole called the October 3, 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, Tim Wyman, engineer; George Schmitt, attorney; Rob Fitzsimmons and secretary; Jodi Keyser  
Absent with regrets: Alberta Cox and Pat Fecher

Motion to approve the September 12, 2022 meeting was made by Stephen King with a second from Tim Wyman. All members were in favor. Motion carried.

Correspondence: Chairman Cole informed the Board that he received correspondence from the NYSOPRHP informing the Town of Claverack that 571 NYS Rte. 23-B will be added to the National Registry of Historic Homes.

**CONTINUING APPLICATIONS FOR 10/3/22:**

**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 was present and informed the Board that they are in the process of obtaining a utility easement for the electrical connection at the pole that is outside of the property boundary.

**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 inverters.

Bryan Flynn was present for the application. Mr. Flynn informed the Board that he has been finding it difficult to reach the surveyor Dan Russell during the past several months but finally has the survey maps. Mr. Flynn submitted a new site plan for the residential solar array. Mr. Flynn informed the Board that the parcel is 50-acres and all of the setbacks are well over the required with front setback of 840-feet, rear setback at 913-feet and side setbacks of 314 and 714 feet respectively. Mr. Flynn continued that the solar array will not be visible from the roadway and neighbors. Mr. Flynn continued that the project meets all local, state and fire codes. Mr. Flynn stated that he generated the site onto the NYS DEC website and found no impacts. Mr. Flynn stated that no stormwater or erosion plans will be needed. Mr. Flynn continued that all utilities are delineated. Mr. Flynn stated that they will dig a trench of 12-inches to 18-inches deep for the line. Mr. Flynn continued that there are rapid shutdowns at the array with stickers for emergency responders as well as a rapid shutdown at the residence. Stephen King stated that he knows the site and agrees that this array will not be visible from the roadway or neighbors. Mr. Flynn stated that he delineated the hunting cabin that was in question at the previous meeting. George Schmitt and Rob Fitzsimmons were o.k. with the plans as submitted.

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

**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. Jodi Keyser will email the applicant with his intentions for the application since it has been several months without any correspondence as to the status.

**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. Andreassen was present for the application. Mr. Andreassen informed the Board that he sent the application to the County Planning Department for review but submitted too late for the September meeting. Mr. Andreassen stated that there is nothing new and reviewed the project for the public of the addition to the existing building to add inside storage area and a covered shed area and to move the items that are currently stored outside of the building into the new addition. Mr. Andreassen continued that once the addition is complete and everything is moved inside Mr. Dusenbery will remove all of the trailer boxes and tents that are currently holding all of the items for the business. Mr. Andreassen continued that no new lighting is proposed only moving the existing light in the back of the building to the new addition, added screening/plantings around the dumpster. Chairman Cole opened the meeting to public hearing at 7:14 p.m. No comments were received. Chairman Cole closed the public hearing at 7:15 p.m. Chairman Cole informed Mr. Andreassen that without the County Planning Department review letter the application needs to be continued to the November meeting for final approval. Continued to November 7, 2022.

**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 was present for the application. Mr. Martin submitted a revised site plan showing the existing shutoff and a note added to the map indicating the 2<sup>nd</sup> shutoff at the array. Mr. Martin stated that the setback is 50-feet and is very well screened. Mr. Martin continued that the array will be a 10.75 Kilowatt fixed, residential solar array consisting of 25 panel micro-invertor system and will be 10.6 feet tall at the maximum height. Mr. Martin continued that he has delineated the existing propane lines. Chairman Cole asked if there are disconnects at the residence and the array. Mr. Martin answered yes. Mr. Martin paid mailing fees of \$6.00. No further questions from the Board. Chairman Cole opened the public hearing at 7:18 p.m. No comments were received. Chairman Cole closed the public hearing at 7:19 p.m.

George Schmitt reviewed the SEQRA for the Board.

Motion to grant a negative declaration for purposes of SEQRA was made by Stephen King with a second from Tim Wyman. All members were in favor. Motion carried.

Motion to approve the Special Exception/Site Plan for the installation of a ground-mounted solar array at 243 Schoolhouse Rd. was made by Tim Wyman with a second from Lisa Bowe. All members were in favor. Motion carried.

**NEW APPLICATIONS FOR 10/3/22:**

**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.

Jim Goff of Hudson River Solar was present for the application. Mr. Goff informed the Board that his clients are seeking to install a 12.8 Kw ground mounted residential solar array on their property at 2636 Cty. Rte. 27. Mr. Goff continued that the array will be located at the rear of their property and well hidden from the neighbors and roadway. Mr. Goff informed the Board that a trench will be dug for the line to connect the array to the residence with a battery bank located in the basement and a battery back as well. Mr. Goff continued that excess electricity will be sold back to the grid. Mr. Goff informed the Board that Klocke Estates Distillery is the only neighbor that would have any view of the array. Mr. Howarth was present and agreed that the array is well hidden and can't be seen from the barn and house. Stephen King asked if there is a view from a different direction. Mr. Howarth stated that at some point while entering or exiting on the driveway to the tasting barn there might be a slight view of the array but not much. Tim Wyman asked if the septic system and propane tanks for the barn could be added to the maps. Chairman Cole asked for the trench to be marked on the maps as well. Chairman Cole continued that the required shutoffs at the array and residence need to be shown as well. Mr. Goff stated that these items are noted in the details but not shown on the Site Plan maps. Tim Wyman stated that he is concerned that the trenching will go over the leach field so it needs to be delineated. Mr. Goff will get this added to the maps. Chairman Cole stated that the punch list includes electric line diagram, propane line delineated, leach field for the barn delineated, trenching delineated, disconnects shown on maps at house and array. Tim Wyman asked if the barn has a separate well or is it connected to the main well. Mr. Howarth answered that the barn has a separate well. Tim Wyman stated that the second well should be shown on the maps as well. Lisa Bowe asked if the array will be visible from Cty. Rte. 27. Mr. Goff answered yes at some points but it is very far to the rear of the property. Stephen King stated that the survey in the plan is 22 years old and might be a good idea to update the survey. Mr. Howarth answered that nothing has changed from 22 years. Chairman Cole stated that he thought that there were more structures on the property than are shown. Rob Fitzsimmons checked the county property view and stated that no other structures are shown. Chairman Cole stated that he was out in the area to look at the site but was looking in the wrong direction. Mr. Howarth stated that there are several trees and you might get a fleeting glimpse. No further comments.

Motion to set public hearing for November 7, 2022 pending requested additional information was made by Tim Wyman with a second from Stephen King. All members were in favor. Motion carried.

Mr. Goff was instructed to submit 11 copies of the requested additional information at least two weeks before the meeting.

#### **NEW BUSINESS:**

Rob Fitzsimmons reviewed a letter from EDP regarding the Clover Meadows Solar field requesting an extension of their approval of September 7, 2021. Mr. Panasci was present representing EDP and informed the Board that due to supply chain issues and delays with the interconnection with National Grid they are unable to draw the building permit and would ask for the initial extension of December 2022 to be extended until June 2023.

**Motion to grant EDP Clover Meadow Solar Field an extension of approval and extending the period to apply for a building permit until June 2023 was made by Virginia Ambrose with a second from Lisa Bowe. All members were in favor. Motion carried.**

**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 7:50 p.m.**

**Respectfully submitted,**

**Jodi Keyser, secretary**