

APPROVED 6/5/23

Town of Claverack  
Planning Board  
May 1, 2023  
Meeting Minutes

Chairman Scott Cole called the May 1, 2023 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, Lisa Bowe, Tim Wyman, Pat Fecher, Virginia Ambrose, attorney; Rob Fitzsimmons, engineer; George Schmitt and acting secretary; Rich Michael

Absent with regrets: Stephen King, Alberta Cox

Review and accept minutes Motion to approve the minutes of the April 3, 2023 meeting was made by Pat Fecher with a 2<sup>nd</sup> by Tim Wyman, all in favor. Motion carried

**Clover Meadow Solar/Edward & Sandra Casivant/Eden Renewables Site Plan & Special Exception Review: Tax Map #(SBL) 100 . – 1 – 1 . 5 Located at 129 Humane Society Rd. Site Plan Review and Special Exception Permit for the installation of a large-scale solar farm. Request for 6-month extension of previously approved Special Exception**

Rob Panasci Young/Sommer LLC and Jennifer Galavottie Eden Renewables were present for the application. Mr. Panasci explained that the project is behind schedule due to supply chain issues and some unexpected delays with National Grid. Mr. Panasci is requesting a 6-month extension of the approved Site Plan/Special Exception.

Motion to grant 6-month extension by Tim Wyman with a 2<sup>nd</sup> by Lisa Bowe, all 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 caretaker house.**

Mr. Abeyatunge advised the board that someone from the board of health was supposed to meet him today, along with his engineer, to do perk tests but his excavator had a flat on his trailer and was not able to make it so he will have to reschedule. He said he spoke with Mike DiRuzzio of the health department today and he was really good and said to reschedule.

Adjourned until next month

**David Krone & Alyssa Mastromonaco Site Plan/Special Exception: Tax Map #(SBL) 132 . – 1 – 50 . 112 Located at 232 Catskill View Rd. Site Plan/Special Exception to construct a 4,860 square foot accessory dwelling within an existing barn**

Rob Fitzsimmons reviewed with the board what the applicant is looking for. He advised the board that the application was approved for the area variances last week. He stated that the ZBA had gone over multiple sections of the law very carefully and went over many definitions, asked questions of himself and George Schmitt but in the end approved the application. Rob Fitzsimmons stated the code had been modified for this type of instance years ago so someone could have a caretaker/guest cottage. Andy Diddio presented the board with the plans of the current condition showing the existing residence and the existing barn to be renovated. The barn

will be renovated and have a garage added to it, while the current residence will be turned into the guest cottage and personal office. As of now, an open permit has been obtained to clean the area. The old milkhouse attached to the barn has been taken down. The board asked if there were letters stating that the current septic system is acceptable. Mr. Diddio stated that each residence will have one its own septic tank but both will use the same leach field system. George Schmitt stated that the system had been previously approved for three bedrooms, which the applicant is now and will be under after renovation. He went on to say the towns code requires on septic system.

Motion to set for public hearing in June made by Lisa Bowe, 2<sup>nd</sup> by Virginia Ambrose. All in favor. Motion carried.

Motion to adjourn the meeting was made by Pat Fecher, 2<sup>nd</sup> by Tim Wyman. All members were in favor. Motion carried. Meeting adjourned at 7:16 p.m.

Respectfully submitted,  
Jodi Keyser, Secretary with help from Rich Michael