

Approved 3/4/24

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting Minutes
February 5, 2024**

Chairman Scott Cole called the February 5, 2024 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, Pat Fecher, Stephen King, Tim Wyman, Rob Fitzsimmons; Town attorney, George Schmitt; Town engineer and Jodi Keyser; secretary

Absent with regrets: Virginia Ambrose and Alberta Cox

Motion to approve the minutes of January 3, 2024 was made by Pat Fecher with a second from Stephen King. All members were in favor. Motion carried.

Correspondence

CONTINUING APPLICATIONS FOR 3/4/24:

Parton, Timothy Site Plan/Special Exception: Tax Map #(SBL) 132 . – 1 – 83 . 3 Located at 32 Miller Farm Rd. Site Plan/Special Exception for the installation of a ground mounted residential solar array.

Richard Countryman and Tim Parton were present for the application. Mr. Parton informed the Board that his client is seeking a Special Exception permit to install a 25Kw residential ground mounted solar array on his property at 32 Miller Farm Rd. Mr. Countryman continued that all of the energy generated will be used for the home and nothing will be sold back to the grid. Mr. Countryman continued that the array will consist of 2 45 foot sections of panels with disconnects at the array and at the pedestal near the home as required. Tim Wyman asked if the array is visible from the roadway. Mr. Countryman answered no because it is down in the back behind the house and is not visible to any of the neighbors. Tim Wyman asked if the project requires any tree removal. Mr. Countryman answered no trees will be removed and they will create a screening of Russian Olive and cedar trees. Mr. Parton stated that he spoke with his direct closest neighbor that might have a slight view of the array and he had no objection to the project. Chairman Cole asked if any other Board members had questions. No more questions from the Board. Chairman Cole opens the meeting to the public hearing at 7:10 p.m.

? Asked to clarify the size of the array is it 45 tracks or are there 45 panels.

Mr. Countryman answered that the array is 45-feet long on tracks and there are two of the tracks that will face NYS Rte. 23 not Catskill View Rd.

? Is the array be visible from Catskill View Rd. at all

Mr. Countryman answered that the array will not be visible from Catskill View Rd. as the array will be back down over the ridge in the back of the house.

? Will this array be enough to supply energy to the residence or will the homeowner keep coming back needing to increase the size of the array as they need more energy. What if they miscalculated the amount of energy that is needed.

Mr. Countryman answered that NYSEERDA has limits on residential solar arrays and this caps out the max so the homeowner is not able to increase the size of the array.

No further questions Chairman Cole closed the public hearing at 7:15 p.m.

George Schmitt reviewed the SEQRA for the Board members.

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 grant approval of a Special Exception to install a 24Kw residential ground mounted solar array was made by Lisa Bowe with a second from Pat Fecher. All members were in favor. Motion carried.

Maps/plans were stamped and signed. Mailing fees of \$12.54 were paid in cash.

NEW APPLICATIONS FOR 2/5/24

Magic Hat LLC Site Plan Review & Lot Merger: Tax Map #(SBL) 101 . – 2 – 2 . 112 Located at 34 Salerno Drive in the Columbia County Commerce Park. Site Plan Review to merge two parcels and construct a new 70-foot by 125-foot metal building.

Pat Prendergast and Steven Shulkin were present for the application. Mr. Prendergast informed the Board that his client had purchased the adjoining parcel a few years ago in anticipation of expansion. Mr. Prendergast continued that Mr. Shulkin owns parcels of 2.88 acres and 2.82 acres totaling 5.7 acres which he plans to merge. Mr. Prendergast continued that the plan shows a new metal sided building measuring 70-feet by 125-feet and will be 25-feet tall, have three overhead doors with a loading dock in the back where the parcel slopes down. Mr. Prendergast informed the Board that Mr. Shulkin buys out used shelving and used display fixtures from big box stores such as Home Depot and Walmart and resells them. Mr. Prendergast continued that Mr. Shulkin will be using this new building for storage. Mr. Prendergast stated that the project calls for very little disturbance of .8 acres and he will provide water and sewer runs if necessary. Tim Wyman asked if there will be heating and plumbing in the building. Mr. Shulkin answered that there will be natural gas for heating with power and sewer for a bathroom. Tim Wyman stated that the water, gas and sewer lines need to be shown on the maps. Stephen King stated that any lighting needs to be night sky compliant. Mr. Prendergast stated that there will be lighting at the doors that will be downfacing. Stephen King asked that this also be shown on the maps. Stephen King continued that a profile of the screening and plantings. Mr. Prendergast answered that there is an existing tree/screening. Tim Wyman asked if there is sufficient screening along NYS Rte. 9-H. Lisa Bowe stated that there is an existing hedge row but could be beefed up. Mr. Prendergast stated that the site is already screened. Mr. Shulkin stated that there is an existing buffer. Tim Wyman stated that most of the buffer consists of deciduous trees and a few evergreens could help. Chairman Cole informed the Board that on page 3 of the Site Plan the gas line and power line is indicated but would need to indicate the sewer lines. Tim Wyman stated that these appear to be for the existing building and not the proposed building and he would want to see these items for the new build. Stephen King asked if the parcels would be merged to one. Mr. Prendergast answered yes as part of the Site Plan/Special Exception. Lisa Bowe stated that the lot line adjustment needs an official survey. Tim Wyman stated that a lighting plan needs to be included. Rob Fitzsimmons asked Mr. Shulkin to review his current building use for the Board. Mr. Shulkin stated that he currently uses the existing building for refurbishing furniture and then distributing it to places that have been destroyed by fire or other disasters

and he has a welder that rents space for a shop as well as an accessory apartment that he utilizes as needed. Rob Fitzsimmons asked if the new building is strictly being used as a warehouse. Mr. Shulkin answered not allowed. Mr. Prendergast asked if there is sufficient screening. Chairman Cole stated that there is a natural existing screening but he is concerned that the lighting might cause problems along NYS Rte. 9-H so it needs to be facing downward and night sky compliant. Stephen King asked if there will be any changes to the existing building or the use. Mr. Shulkin answered no only the new building. Lisa Bowe asked if there would be any need for outside storage. Mr. Shulkin answered no. Tim Wyman asked if evergreens could be added along the new building to shield the building and lights. Mr. Shulkin answered that he would need to get permission because there is an easement along his property and it is owned by the County. George Schmitt asked for an erosion and sediment control plan. George Schmitt continued that there is no need for a SWIPPs and asked if there are federal wetlands. Mr. Prendergast answered no regrading will take place and he will have a silt fence and he has checked with the ACOE and they are ok. George Schmitt answered OK. Punch list: Lighting plan, merger of parcels, additional screening, utilities. Chairman Cole stated that public hearing will be scheduled for March 4, 2024.

NEW BUSINESS:

Stephen King informed the Board that he is on the Town steering committee for reviewing the Comprehensive plan. Mr. King handed out SWAT surveys to the Board in preparation for the committees review to gather information about things that the Planning Board members might feel need to be changed or revised in some way. Stephen King asked the members to fill out the surveys and hand them into the Town Office to Rich Michael.

Motion to adjourn the meeting was made by Pat Fecher with a second from Stephen King. All members were in favor. Motion carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jodi Keyser, secretary