

APPROVED 4/1/24

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting Minutes
March 4, 2024**

Chairman Scott Cole called the March 4, 2024 meeting of the Town of Claverack Planning to order at 7:00 p.m.

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

Absent with regrets: Virginia Ambrose

Chairman Cole informed the Board that he had received a resignation from Alberta Cox. Chairman Cole thanked Ms. Cox for her many years of service to the Town of Claverack as a member of the Planning Board.

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

Motion to approve the Minutes of 2/5/24 was made by Lisa Bowe with a second from Tim Wyman. All members were in favor. Motion approved.

Correspondence

CONTINUING APPLICATIONS FOR 3/4/24:

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 submitted new plans showing sewer connection and other utilities, screening with new evergreens along corner. Mr. Prendergast informed the Board that after the February meeting he noticed the lighting on the current building was not turned downward so this was fixed. Mr. Prendergast continued that the new building will have a full cut off wall packet over the doorway that will only illuminate downward for the entrance. Mr. Prendergast submitted new survey maps showing the merger of the two separate parcels into one parcel as surveyed by Dan Russell as well as deeds for the parcel. Tim Wyman stated that all looked good to him. Rob Fitzsimmons and George Schmitt stated that they agreed. Chairman Cole stated that this application has two components, first a Boundary Line Adjustment or merger of the two parcels and secondly the Special Exception/Site Plan Review for the construction of a new 70 X Review for the construction of a new 70 X Review for the construction of a new 70' X 125' building for use as a warehouse.

Chairman Cole opened the meeting to the public hearing at 7:10 p.m. No comments Chairman Cole closed the public hearing at 7:12 p.m.

George Schmitt reviewed the SEQRA for the Board and audience.

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

Motion to approve the minor Boundary Line Adjustment to merge two parcels as shown on survey maps was made by Stephen King with a second from Tim Wyman. All members were in favor. Motion carried.

Motion to grant approval of the Special Exception/Site Plan Review for the construction of a 70-foot by 125-foot building for warehouse use was made by Pat Fecher with a second from Tim Wyman. All members were in favor. Motion carried.

Maps were stamped and signed. Mailing fees were paid in the amount of \$5.44.

Motion to adjourn the meeting was made by Stephen King with a second from Lisa Bowe. All members were in favor. Motion carried. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jodi Keyser, secretary