

TOWN OF CLAVERACK
PLANNING BOARD
Minutes of: January 7, 2013
7:00 p.m.

APPROVED 2/3/13

Chairman Stephen Hook called the January 7, 2013 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Stephen Hook, Judy Zink, Virginia Ambrose, Scott Cole, Gretchen Stearns, Brian Goodrich, attorney Rob Fitzsimmons, engineer Paul McCreary, and secretary Jodi Keyser

Absent: Nathan Chess

Correspondence

Planning Board members reviewed the minutes of the December 3, 2012 meeting.

Motion to approve the December 3, 2013 minutes was made by Scott Cole with a second from Virginia Ambrose. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

Gardner, Russell Boundary Line Adjustment: 141 & 143 Dunbar Rd. Tax Map #(SBL)123 . – 1 – 70 & 123 . – 1 – 46.

Dan Russell was representing the applicant. New maps were supplied. Mr. Russell reviewed the application for the Board. Mr. Russell informed the Board that his client, Mr. Gardner owns both parcels # 141 & #143 Dunbar Rd. that are involved in the application. Mr. Russell continued that his client constructed an in ground pool on the parcel which contains his personal residence. Mr. Gardner then discovered that the newly constructed pool encroached into his neighboring parcel. Mr. Russell informed the Board that his client is seeking a Boundary Line Adjustment to make the pool situated within his parcel and abide by all setbacks. Mr. Russell also informed the Board that after the initial review and a suggestion by the Planning Board his client agreed to modify the frontage for #141 Dunbar Rd. by adding 4/10's of a foot which then gives the parcel adequate road frontage. Mr. Russell continued that he has added notes to the map explaining the Boundary Line Adjustment and the change to the frontage for 141 Dunbar Rd. Chairman Stephen Hook opened the meeting to public hearing at 7:08 p.m. No comment. Chairman Hook closed the public hearing at 7:09 p.m.

Paul McCreary reviewed the SEQRA for the Board. Motion for negative declaration with regard to the SEQRA was made by Gretchen Stearns with a second from Judy Zink. All members were in favor. Motion carried.

Motion to approve the Boundary Line Adjustment for #141 and #143 Dunbar Rd. was made by Judy Zink with a second from Virginia Ambrose. All members were in favor. Motion carried. Maps were stamped and signed. Final fees of \$100.00 were paid by Mr. Russell for the applicant.

NEW APPLICATIONS:

Mokotoff, John Subdivision: 331 Rte. 23-B Tax Map#(SBL)120 . – 1 – 4 . 21. Subdivision of 31.7 acres into 4 parcels.

Mr. Mokotoff, engineer Brandy Nelson, and attorney Paul Freeman were present for the application. Ms. Nelson supplied the Board with packets for a minor 4-lot subdivision of 31.72 acres located on NYS Rte. 23-B, Webb Rd. and bound by the Claverack Creek. Ms. Nelson informed the Board that the applicant is seeking to subdivide the property into 4 parcels. Ms. Nelson continued explaining the lot sizes as follows: lot #4 equaling 11.14 acres is currently an agricultural parcel is farmed by the Common Hands CSA, lot #1 contains 5.96 acres, lot #2 contains 9.57 acres and lot #3 contains 5.05 acres. Ms. Nelson informed the Board that lots #1-3 will be residential parcels with single family homes. Ms. Nelson informed the Board that Mr. Mokotoff is planning to building and will reside in a home on one of the parcels. Mr. Mokotoff supplied members of the Board with a brochure from Blu Homes the company from which he has recently ordered his house. Ms. Nelson explained that lots #1 & #4 will have a shared driveway will have an easement and lot #2 and #3 will have easements for driveway and utilities because lot #2 is in the middle of the property. Ms. Nelson will supply driveway maintenance agreements for both shared driveways. Gretchen Stearns informed the applicant that under the new Zoning regulations the size of the property could support as many as 6 homes. Ms. Nelson informed the Board that all of the house sites sit up on the property away from the Claverack Creek. Ms. Nelson submitted a letter from the CC DOH with septic specifications, a letter from Steve Nack of the CC Soil and Water, and a letter from TOC Highway Superintendent Louis LaMont regarding the proposed shared driveway on Webb Rd. that will need a culvert. Rob Fitzsimmons informed the Board that the new Zoning regulations allow for shared driveways. Paul McCreary informed the Board that he has reviewed and the applicant has already touched on the archeological impact. Mr. McCreary asked the applicant place a note on the map explaining that the parcels will be monitored for archeological evidence during excavation. Virginia Ambrose stated that the area is known for supplying Native American artifacts and there is a protected archeological area just down the stream from this site. Virginia Ambrose asked who monitors the excavation for archeological finds. Gretchen Stearns added that the Shapiro mine is required to have archeologists take samples every so often to prove that there is no archeological evidence. Virginia Ambrose stated that she is hesitant because the Planning Board members have placed restrictions on decisions in the past and no one has checked whether they are being followed. Rob Fitzsimmons stated that providing a note on the map regarding monitoring of archeological finds during excavation. Gretchen Stearns asked if the application addresses that the Claverack Creek is a NYS protected Class C stream and that this too should be added as a note on the map. Ms. Nelson stated that both issues will be added as notes on the maps. Brian Goodrich asked if the Board should be concerned with the septic systems so close to the protected stream. Paul McCreary stated only if the stream were being crossed or filled in. Rob Fitzsimmons asked if the parcels will tap into the Town of Claverack Water district or use private wells. Ms. Nelson informed the Board that one of the parcels has an existing well and the other parcels will use private wells also. Ms. Nelson continued that because of the proximity of the parcels to the water chlorination facility is too close to disperse the chlorine therefore making private wells a better, safer option. Set for public hearing on February 4, 2013. Continued.

Housekeeping Business:

Town Board member Katy Cashen and Supervisor Robin Andrews presented the Planning Board members with newly designed applications. Board members made suggestions to modify the applications with deletions and additions to make them easier to use. Ms. Cashen and Supervisor Andrews asked if there were any ideas from the Planning Board members to make things better. Board members suggested the following ideas:

A large Zoning Zone map.

Workshop for Board members to learn the new Zoning Regulations.

Copies Subdivision Law Version VII of February 2012 for each member.

Chairman Hook and Jodi Keyser will attend the Town Board workshop on January 24th to review the newly approved Town Zoning Regulations.

Motion to adjourn the meeting was made by Scott Cole with a second from Virginia Ambrose. All members were in favor. Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Jodi Keyser, Secretary