

Approved February 1, 2016

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: January 4, 2016
7:00 p.m.**

Chairman Brian Goodrich called the January 4, 2016 meeting of the Town of Claverack Planning Board to order at 7:07 PM.

Members in attendance were Chairman Brian Goodrich, Virginia Ambrose, Scott Cole, Joseph Singleton, Gretchen Stearns, attorney; Rob Fitzsimmons, engineer; George Schmitt and secretary; Jodi Keyser

Absent with regrets: Judy Zink

Correspondence: Letter from Alan Miller requesting that the Brumberg application remain open.

Board members reviewed the minutes of the December 7, 2015 meeting. Minor correction was made. Motion to approve the minutes of December 7, 2015 was made by Scott Cole with a second from Gretchen Stearns. All members were in favor. Motion carried.

CONTINUING APPLICATIONS FOR 1/4/16:

Newsome, Jack & Louise dba State 11 Distillery: Tax Map # 121 . – 1 – 73 Located at 284 NYS Rte. 23. Special Exception for a farm distillery.

Board members asked if the secretary or attorney received notice of the intent of the applicant. Mr. Fitzsimmons and Mrs. Keyser had not received any notification from the applicant.

Board members indicated that as per the Town of Claverack Zoning Code this is will be considered the Strike #2 for the applicant.

Columbia Greene Humane Society Special Exception Revision: Tax Map #(SBL) 100 . – 1 – 03 Located at 111 Humane Society Rd. Special Exception Revision of a previously approved Special Exception for the addition of a new building for a veterinary clinic and animal shelter.

Rob Perez, director for the Columbia-Greene Humane Society asked to have his application continued pending further information that he is gathering as requested at the December meeting.

Brimberg-Vandeboe Subdivision: 3 parcel subdivision of 130 +/- acres located at 35 Harlemville Rd. Stop 175.

As per the correspondence referenced Mr. Miller, representative for the application has asked that for the application to remain open pending further information.

James & Wanda VanDeusen Subdivision: Tax Map #121 . 03 – 02 – 55 . 121 Located at 102 NYS Rte. 23. Boundary Line Adjustments of land belonging to James C. & Wanda K. VanDeusen.

Mr. Van Deusen and Matt Bowe were present for the application. Mr. Bowe submitted new maps showing that the 1 acre stand-alone parcel has been dissolved and absorbed by Mr. Zasorin and Mrs. Bowe. Board members reviewed the maps. Chairman Goodrich asked the Board if they had any questions. No questions from the Board. Chairman Goodrich opened the meeting to the public hearing at 7:13 p.m. No public comment. Chairman Goodrich closed the public hearing at 7:14 p.m.

George Schmitt reviewed the SEQRA Part II for the Board.

Motion to grant a negative declaration on the SEQRA was made by Virginia Ambrose with a second from Scott Cole. All members were in favor. Motion carried.

Motion to grant approval for the Boundary Line Adjustments as depicted in the maps was made by Scott Cole with a second from Gretchen Stearns. All members were in favor. Motion carried.

Maps were stamped and signed. Mr. Van Deusen paid application fee of \$300.00 and a final fee of \$100.00 by check.

NEW APPLICATIONS FOR 1/4/16:

Breathe Deep Farm L.P Subdivision: Tax Map # 121 . – 1 – 39 and 121 . – 1 – 41. Located at 170 NYS Rte. 217. Subdivision of 69.014 acres.

Dan Russell was present to represent the application. Mr. Russell informed the Board that this property is the former Runyon farm located on NYS Rte. 217. Mr. Russell continued that the property is being subdivided to join a portion of parcel 121 . – 1 – 41 with parcel 121 . – 1 – 39 to make one 69 +/- acre parcel which will be purchased by Chris Cashen with the Farm at Millers Crossing. Mr. Russell explained to the Board that the parcel ending in .41 is actually one parcel which is biseparated by another parcel owned by David Droga but .41 is actually one parcel. Mr. Russell also informed the Board that there is a small Boundary Line Adjustment to move the property line from the middle of the field to the hedgerow. Mr. Russell informed the Board that the remaining .41 parcel will have easements which are shown on the map and notes so it is not a landlocked parcel. Mr. Russell informed the Board that the remainder of the property is in the process of going into a conservation easement with Scenic Hudson. Gretchen Stearns asked about the right-of-way notations on the maps. Mr. Russell explained that these right-of-ways are shown with letters for access to the back portion of parcel .41. Joseph Singleton stated that he is concerned that the Board will be creating a landlocked parcel if they grant the subdivision and that the back portion of .41 landlocked. Rob Fitzsimmons stated that the Board's approval would not make the situation worse. Joseph Singleton stated that he agrees with the plan but is the Board able to approve this legally. Rob Fitzsimmons informed the Board that he can't force the Board to grant an approval but it appears that this is making the situation better. Joseph Singleton stated that he feels more comfortable with that answer but is still concerned that the next applicant with a similar situation will expect the same outcome. Rob Fitzsimmons informed the Board that this is actually just moving the boundary lines. George Schmitt asked Mr. Russell if he had emergency access for the back .41 parcel. Mr. Russell answered that the remaining parcel will not require emergency access because it will not have any residential structures and will be held in a conservation easement with Scenic Hudson that is currently in the works. Rob Fitzsimmons then informed the Board that after closer review of the maps he now understands that there are two boundary line adjustments and sees that the southern .41 parcel will now be a separate parcel but it is already a pre-existing non-conforming parcel as it is. Rob Fitzsimmons continued that not changing that parcel only moving lines and making better with access. Gretchen Stearns asked if this is creating flag lots. Rob Fitzsimmons answered no because they are already separate parcels that are only connected by their tax map numbers. Gretchen Stearns stated that she is glad that this will preserve agricultural land because it is important. Virginia Ambrose stated that she feels this is a great idea and plan to keep the property as an agricultural use.

Motion to classify as an unlisted action for purposes of SEQRA, accept the application for two Boundary Line Adjustments as complete and set public hearing for February 1, 2016 was made by Joseph Singleton with a second from Scott Cole. All members are in favor. Motion carried. Mr. Russell paid application fee of \$300.00.

George Schmitt requested that the maps have a note regarding emergency access to the remaining .41 parcel.

NEW BUSINESS:

Scott Cole informed the Board that he drove to the Columbia-Greene Humane Society on Saturday, January 2nd and stopped by the first driveway on the roadway at about 11:30 a.m. Scott Cole continued that he did not hear any noise or barking and could only hear the dogs as he drove closer to the Humane Society building. Rob Fitzsimmons informed the Board that they can do a site visit.

Motion to adjourn the meeting was made by Virginia Ambrose with a second from Gretchen Stearns. All members were in favor. Motion carried. Meeting adjourned at 7:50 p.m.

Respectfully submitted,
Jodi Keyser, Secretary