

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes: March 3, 2008  
7:00 p.m.**

Approved April 7, 2008

Chairman Jay Brousseau called the March 3, 2008 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Brousseau, Judy Zink, Daniel Northrup, Stephen Hook, Nathan Chess, Caren Mahar, Attorney Rob Fitzsimmons, Engineer Joe Romano, and Secretary Jodi Keyser.

Correspondence:

Lorman Educational Services SEQRA training for March 27, 2008 in Latham NY.

Letters from Columbia Land Conservancy to Jose Ortiz ; Philmont Fire Co., Rick Tracey; Philmont Rescue Squad, and Leonard Winters; Mellenville Fire Co. regarding the "Good Neighbor" policy \$100.00 donations to each organization.

Letter from NYSOPRHP regarding the Church of St. John Vianney to be located at Rte. 9-H / 23 & Cty Rte. 27. Building Inspector reports for January 2008 and February 2008.

Letter from Howard Brandston with information regarding Good Growth Columbia – a project of the Open Space Institute vision study for the town center.

SEQRA Findings statement facts and conclusions for The Stewardship at Millbrook Rd. Residential Community dated January 3, 2008.

Rural Futures magazine.

Information regarding Impact of Article X siting on NYS Local Governments in Rural Counties.

The Board members reviewed the minutes of January 7, 2008 meeting. Motion to accept the minutes as written was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Caren Mahar. All members were in favor. Motion carried.

**Continuing Cases:**

**Catskill View Road/Woodland Assoc. LLC Subdivision: 17 parcels from 287 +/- acres on Catskillview Rd. in Claverack Tax Map # (SBL) 132-1-50.**

Letter submitted from Columbia County Department of Health to Clark Engineering. Applicant called Chairman Brousseau on February to inform him that they would be unable to attend the March meeting and asked to be continued to the April meeting, Chairman Brousseau apologized to the Board members and to the audience that they were not notified at least two weeks prior to the meeting. Chairman Brousseau informed the Board that the applicant had called him as he was leaving for a business trip but it was still only one week prior to the meeting. Chairman Brousseau will notify the new Attorney representing the applicant to inform him of the two-week notification policy the Board has with this application.

**CloverHills/ Milligan/Birch Builders Subdivision:**

Continued to April meeting. New map submitted.

**Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . – 1 – 41 located at 512 Rte 217.**

SEQRA submitted 3/3/08 Maps submitted 3/3/08 Ag data submitted 3/3/08

Classified as a 2 lot minor subdivision on 10/4/07.

Still need: NYSDOT final approval letter and to show driveway cuts on map, Letter from Dave Robinson from Columbia County regarding the railbed issue, showing proposed well and outline of proposed septic field on maps. Continued to April.

**Starr, George & Pam/ Weaver, Stephanie & Decker, Jeffrey Subdivision: 2 parcels from 2 +/- acres Tax Map #(SBL) 141 . – 1 – 34 and located at 415 Millbrook Rd. 1 acre BLA added to Weaver/Decker property and remaining 1 +/- acre added to Starr property.**

Classified as a minor Boundary Line Adjustment. Submitted copy of contract between Ms. Weaver/Mr. Decker and the Starrs. Updated survey maps submitted. Pre-existing well, septic, and driveway – no need for DOH and TOC Highway. Currently the Starrs have 2 separate tax bills for the properties. Chairman Brousseau asked the Board if there were any questions. No Board questions. Joe Romano reviewed the SEQRA for the Board looked fine. Chairman Brousseau opened the meeting to the public at 7:30 p.m. No comments. Chairman Brousseau closed the public comment portion at 7:30 p.m. Motion was made 1<sup>st</sup> by Virginia Ambrose for a Negative Declaration with regard to SEQRA and a 2<sup>nd</sup> from Stephen Hook. All members were in favor. Motion was carried. Motion to approve a Class 1 Boundary Line Adjustment was made by 1<sup>st</sup> Virginia Ambrose with a 2<sup>nd</sup> from Judy Zink. All members were in favor. Motion was carried. Maps were stamped signed. Final fees of \$200.00 paid by Ms. Weaver by check # 0334.

**Romano Subdivision: 2 parcels from 35.5 +/- acres located at 95 Stottville Rd. Tax Map # (SBL) 101 . – 1 – 4 . 222.**

Both Mr. Carmine Romano Sr. and Carmine Romano Jr. were present. Mr. Carmine Romano Jr. submitted new maps on 3/3/08. Changed from one shared driveway into two separate driveways. The new driveway proposal was inspected by Louis LaMont of the TOC Highway Dept. as per Mr. Zimmerman the applicants surveyor. Will submit letter from Mr. LaMont regarding driveway at next meeting. Submitted a letter from the Columbia County Department of Health regarding perk tests 3/3/98. Chairman Brousseau asked the Board if there were any questions or comments. None noted. Applicant still needs the following: Notification requesting lead agency status to Town of Ghent and Town of Stockport. Need TOC Highway letter of approval. Need septic specs for C.C. Department of Health to review. Need to show perk test sites and proposed systems on maps. Need to show well site to show separation of at least 100 feet between the well site and septic site. Need to supply at least 8 maps with CC DOH letters attached - And will need to receive correspondence from Ghent and Stockport regarding lead agency. Motion to classify as a 2 lot minor subdivision was made by 1<sup>st</sup> Virginia Ambrose with a 2<sup>nd</sup> from Stephen Hook. All in favor. Motion carried.

**Informal:**

**Koskey, Richard Subdivision:**

Attorney William Better was present to represent Mr. Koskey. Mr. Better informs the Board that Mr. Koskey and RPK Inc. will convey to the TOC the portion of his property to the town that runs along the old rail bed and the land for TOC water tower. In doing so Mr. Koskey is afraid this will landlock the remainder of his land beyond the water tower. Mr. Koskey is asking to subdivide his land into 5 parcels to give each of his daughters a parcel. Looking to construct a private roadway from the end of the access road for the water tower to have access to his remaining land. Looking into creating a Homeowners Association. Will make this a private road for access to his property only. TOC will keep their portion gravel from Old Lane to the water tower. Mr. Koskey would like to construct the private roadway gravel also. Rob Fitzsimmons informed the Board and Mr. Better that the proposal will need approval from the Town of Claverack Town Board. Rob Fitzsimmons will bring maps and address this issue with the TOC Town Board at their next meeting. Rob Fitzsimmons informed the Board that this subdivision could be looked at in many different configurations. Possible 5 or 6 new parcels depending on roadway/railbed. Chairman Brousseau stated that this is a possibility for the Planning Board to make an area that is now landlocked conform. Mr. Better informed the Board that Mr. Koskey could possibly look into a written conveyance for the property stating no further subdivision of property. Mr. Better will return in April and will submit full application after advice from the TOC Town Board at their next meeting and advice from TOC Highway Department Louis LaMont. Mr. Better will also be in contact with Rob Fitzsimmons.

**Walk-in:**

Ester Hamm appeared before the Board stressing a concern she has with property that she purchased from Phil Gellert about 10 years ago located on Palmer Rd. Ms. Hamm does not have a deed to the property but has a contract of sale with Mr. Gellert. Ms. Hamm stated that she has never paid taxes to Columbia County or to the Town of Claverack. Mr. Gellert determines her portion of the taxes and she pays him. Mr. Gellert is holding the mortgage on the property. Ms. Hamm is concerned that the property that she has purchased was never subdivided or filed with the County. Rob Fitzsimmons found the file for the approved subdivision of the property from 1995 and the filing

notice. Rob made copies of the file and informed Ms. Hamm to have her attorney Kevin Theiman contact him regarding this issue.

Motion to adjourn meeting was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Virginia Ambrose. All members were in favor. Meeting was adjourned at 9:00 p.m.

The next meeting of the Town of Claverack Planning Board is scheduled for Monday, April 7, 2008 at 7:00 p.m.

Respectfully submitted,

Jodi Keyser  
Secretary