

**TOWN OF CLAVERACK
PLANNING BOARD**

**Minutes
March 5, 2007
7:00 PM**

APPROVED 4/2/07

Chairman Jay Brousseau called the February 5, 2007 meeting of the Town of Claverack Planning Board to order at 7:00 PM

Members in attendance were: Chairman Brousseau, Stephen Hook, Caren Mahar, Dan Northrup, Bob Kavanaugh, Judy Zink, Town Engineer; Joe Romano, Town Attorney Cailin Brennan for Rob Fitzsimmons, and secretary; Jodi Keyser. Absent with regrets is Virginia Ambrose.

Correspondence Received from:

Columbia Land Conservancy renewal applications for PILOT program for High Falls and Bardwell Conservation areas.

Letter from Laberge Group with regard to the new state mandate that all Planning and Zoning Board members have 4 hours of training each year and how they will design training specific to the Town.

Letter from Fran Martino regarding the formation of a watershed protection group for the Kinderhook Watershed. Meetings will be held March 26th at 7:00 PM and March 29th at 7:00 PM at the Columbia County Soil and Water Conservation District office.

Building Inspector reports for February.

Minutes of February 5, 2007 Meeting Reviewed. Motion to approve the February 5, 2007 meeting minutes as written was made 1st by Stephen Hook with a second from Caren Mahar. All members were in favor. Motion was carried.

Planning Board Cases for 3/5/07:

Casey, Kevin & Joann Subdivision: 4 parcels from 13.9 acres on Millbrook Road, corner of Schoolhouse Road and Millbrook. Tax Map No. (SBL) 131.00-01-75.122.

Mr. Robert Ihlenburgh and Kevin McDonald were present for the applicants. Water test submitted 3/5/07. SEQRA, TOC highway, Ag data, maps showing test well submitted 3/5/07. Opened to the public at 7:10 PM. No comments. Closed at 7:11 PM. Maps reviewed by Board members.

Motion for Negative Declaration on SEQRA made by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Motion for Negative SEQRA declaration was carried.

Motion for approval of a 4 lot major subdivision made by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Motion was carried. Applicant paid final fees of \$500.00 by personal check.

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

Asked to be continued to April via fax

CloverHills/ Milligan/Birch Builders Subdivision: Re-submitting of a previous subdivision.

Asked to be continued to April.

Pennoyer, Douglas Subdivision: 100 Stottville Rd. Claverack. 4 parcels + 1 lot BLA? From 72.8 acres, Tax Map # (SBL) 101.-1-1.111.

Asked to be continued as per Bob Kavanaugh.

Breezy Hill Subdivision: Subdivision of 41.5 acres on Snyderstown Rd. Tax Map #(SBL) 142 . – 1 – 32.
Continued to spring.

Poccia, Robert Subdivision: 2 lots from 5.5 +/- acres on Gahbauer Rd. Claverack. Tax Map # (SBL) 112 . – 1 – 10.

Mr. Terry Cozzolino was present to represent the applicant with a letter stating this submitted to the file. DOH letter submitted 3/5/07 from 10/11/06 for the perk tests. Joe Romano reviewed and the DOH asks that a fill system be installed on lot #2. Ag Data and SEQRA submitted.

Applicant needs to submit the following items for April.

Need letter from TOC highway for existing and proposed driveway cuts.

Need to show the distance of the septic system on lot #2 from other adjoining wells because the septic system is only 25 feet from the lot line. Joe Romano informed the applicant that the septic system could either be moved to 100 feet from the property line or show the distances from the adjoining wells to the system.

Wetland delineation needed from ACOE.

Maps submitted on 3/5/07 need to indicate rear yard on lot #1 so that the rear yard setbacks are 40 feet. With the lot only having 3 sides the applicant needs to either shift the house or indicate a rear yard.

Chairman Jay Brousseau informed the Board that there is no need for raised stamps on maps in order to sign and stamp the maps. Robert Kavanaugh disagreed with Chairman Brousseau. Cailin Brennan will check on this issue. Applicant paid application fee of \$100.00 by personal check.

Continued to April.

Blue Ridge LLC: Boundary Line Adjustment 200 Gahbauer Rd. Tax Map #(SBL) 101 . 00 – 02 – 20 . 1.

Revise lot lines between two existing parcels taking 3.8 +/- acres from one parcel and adding 3.8 +/- acres to the other parcel.

Mr. Ihlenburgh was present to represent the applicant. Chairman Brousseau asked that Mr. Ihlenburgh supply the Board with a letter from the applicant to show that he is their representative with regard to this matter.

Also the Board asked Mr. Ihlenburgh to supply the following items:

Need deed descriptions – new maps submitted showing lots 1 – 1A – 2. Need attorneys to agree on merger deeds of lot 1A from old lot #2 (coming out of).

Need Ag data . Form supplied to Mr. Ihlenburgh on 3/5/07.

TOC highway and DOH not required.

Mr. Ihlenburgh paid application fee of \$100.00 by check on 3/5/07.

Robert Kavanaugh asked Mr. Ihlenburgh what the applicant is planning to do with the parcels. Mr.

Ihlenburgh stated that he was unsure but thought that the applicant was planning on selling the parcels.

Continued to April.

Bartges, Hans: Boundary Line Adjustment Snyderstown Rd. Tax Map #(SBL) 132 . 00 – 02 – 03 . 31 . 1

Revise the boundary line between two parcels owned by Hans Bartges.

Mr. Robert Ihlenburgh was present for the applicant. Chairman Brousseau informed Mr. Ihlenburgh that he needs to supply a letter from the applicant stating that he is their representative with regard to this matter.

New maps submitted on 3/5/07. Show parcel 1A from parcel #2 to be added to parcel #1 as an accession lot.

Standard notes on maps. Need Ag data form supplied to Mr. Ihlenburgh on 3/5/07. DOH and TOC highway

waived on Boundary Line Adjustments. Application fee of \$100.00 paid by Mr. Ihlenburgh. Joe Romano

asked that the maps show the easement line width and the driveway width. These need to be described as

notes on the maps. Need to show the easement to Snyderstown Road with the width delineation of 20 or 25

feet on the maps. This is to prevent lot #1 from changing size due to the width of the driveway and or

easement width. Mr. Ihlenburgh was informed that the deed descriptions need to be supplied to the Town attorney 2 week prior to the next meeting.
Continued to April.

Smith, Timothy Subdivision: 2 lots from 206 acres located on Catskillview Rd. Tax Map #(SBL) 142 – 01 – 06 . 1

Emma Herzhauser present for the application. New maps submitted on 3/5/07. Standard notes on maps. Driveway, well and septic shown. Meets and Bounds shown on maps. Lots are marked. SEQRA and Ag data submitted. DOH and TOC highway waived due to existing driveway cuts and septic and well. Motion to classify as a 2 lot minor subdivision made by 1st Dan Northrup with a 2nd from Stephen Hook. All members were in favor.

Opened to public hearing at 8:05 PM. No comments. Closed at 8:06 PM.

Motion for a Negative SEQRA declaration and final approval for a 2 lot minor subdivision made by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Motion was carried by all. Applicant paid fees of \$120.00 by check.

Informal:

Melnyk, Stephen asking to subdivide 3 acres from 36 +/- acres on Rte 9-H south of 9-H and Fish and Game intersection. Wants guidance from the Board. Is planning to give the lot to his daughter to build a home. Board reviewed the maps. Applicant has road frontage and lot size. Board advised the applicant that he needs to supply:

NYS DOT driveway cut letter.

SEQRA short form

Ag data supplied to applicant on 3/5/07.

DOH perk tests on new parcel

Need survey maps showing lots #1 & #2 of 1 & 1A. Existing wells and septic on lot. Meets and Bounds of the new parcel. Standard notes on maps.

Application submitted and application fee of \$100.00 paid by check on 3/5/07.

Motion to adjourn at 8:25 PM made 1st by Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Meeting was adjourned.

Next meeting will be held on Monday April 2, 2007 at 7:00 PM at the Town Hall Building.

Respectfully submitted,

Jodi Keyser
Secretary