

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: April 7, 2008**

Approved May 5, 2008

The April 7, 2008 meeting of the Town of Claverack Planning Board meeting was called to order by Chairman Jay Brousseau at 7:00 p.m.

Members in attendance were: Chairman Brousseau, Judy Zink, Virginia Ambrose, Stephen Hook, Nathan Chess, Daniel Northrup, Clough Harbour representative Kris Detlefsen, and Secretary Jodi Keyser.

Absent with regret: Caren Mahar, Joe Romano, and Rob Fitzsimmons.

The following correspondence were received:

Letter from NYSOPRHP regarding Catskillview Rd. Subdivision.

Letter from Mr. Tomaso regarding the Pardis Weaver subdivision.

Letter from Louis LaMont regarding Carmine Romano subdivision driveway.

Ghent and Stockport letters giving lead agency status to TOC regarding Carmine Romano subdivision.

Letter from PACE Law School regarding training dates.

Map Filing with Columbia County Clerk for Starr/Weaver subdivision.

New York State Planning Federation monthly newsletter.

Board members reviewed the minutes of March 3, 2008 meeting.

Motion to accept the minutes of the March 3, 2008 meeting was made by 1st Virginia Ambrose with a 2nd from Stephen Hook.

All members were in favor. Motion carried minutes accepted as written.

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.

Representatives for the applicant asked to be continued to the May meeting.

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

Applicant asked to be continued to the May meeting.

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

Applicant asked to be continued to the May meeting due to not having easement from the County Department of Public Works regarding the Railbed crossing. Talked with Dean Knox and Dave Robinson regarding easement. Currently weaving its way through all the County agencies. Possibly 1 to 1 ½ months before all done. Chairman Brousseau informed the Board that he is hesitant on granting a conditional approval with only 1 month before the County easement is granted. But if the easement takes longer than 1 month will ask the Board for conditional approval.

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

Mr. Romano Jr. Mr. Romano Sr. and Mr. Zimmerman were present. New maps were submitted. Mr. Zimmerman reviewed the maps for the Board members showing the new driveways, perk sites, well sites, and septic sites. Submitted a letter from Louis LaMont TOC highway to increase the site distance to remove tree and some brush. Note on the map indicating a neighbor with a pig and a cow. Division line is noted with iron rods. Also map supplied to CHA with septic designs. Lead agency letters received from Ghent and Stockport giving lead agency to Town of Claverack Planning Board. Ag Data done. SEQRA done and reviewed by Kris Detlefsen from CHA. Chairman Brousseau asked if Board members had questions regarding the subdivision. No questions from the Board. Classified as a 2-lot minor subdivision. Board members accepted modifications to maps. Chairman Brousseau opened the meeting to public hearing at 7:27p.m. No comments from public. Closed public hearing at 7:28 p.m. Motion for negative declaration with respect to SEQRA and final approval of a 2- lot minor subdivision was made by 1st Virginia with a 2nd from Judy Zink. All members were in favor. Motion carried by all. Maps were stamped and signed. Fees of \$200.00 received in cash.

Informal:

Koskey, Richard Subdivision:

Applicant is asking for continuation.

Walkin:

Joe Batrone Blue Ridge MHP: Previously submitted Boundary Line Adjustment with Robert Ihlenburg dated December 2006. Had some difficulty with deeds. Does not want to expand MHP but wants to adjust the boundary line as is to include wells and MHP onto the same lot. Taking parcel # 1A from parcel #2 to combine parcel # 1A with parcel #1. Chairman Brousseau informed the applicant

that due to the date of the previous application a new application, new SEQRA, new Ag data will need to be submitted. Also new deeds will need to be submitted to Rob Fitzsimmons prior to the May meeting.

Motion to adjourn the April 7, 2008 meeting of the Town of Claverack Planning Board was made by 1st Stephen Hook with a 2nd from Daniel Northrup. All members were in favor. Motion was carried. Meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Jodi Keyser
Secretary