

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: May 4, 2009
7:00 p.m.**

Approved June 1, 2009

Chairman Jay Brousseau called the May 4, 2009 Town of Claverack Planning Board to order at 7:00 p.m. Members in attendance were: Chairman Jay Brousseau, Caren Mahar, Stephen Hook, Daniel Northrup, Judy Zink, Nathan Chess, Virginia Ambrose, Engineer; Joe Romano, Attorney; Barrett Mack, and Secretary; Jodi Keyser.

Correspondence:

Town of Claverack Building Inspector's report for January 2009 and February 2009.

Members reviewed the minutes of April 6, 2009 meeting. Caren Mahar made a motion to accept the April 6, 2009 minutes with a second from Judy Zink. All members were in favor. Motion carried.

Continuing Cases:

Catskill View Road Subdivision: 12 parcels from 287 +/- acres on Catskill View Rd. in Claverack Tax Map # (SBL) 132-1-50.

Representatives informed Barrett Mack and Chairman Brousseau that they would not be attending the May 4, 2009 meeting but would be returning for the June 1, 2009 meeting

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

Mr. Ronsani called the Secretary Jodi Keyser to inform her that he is still unable to attend the meeting due to a broken leg. Also Mr. Ronsani stated that he had paid a \$250.00 fee to the County for the easement approval but still does not have any documentation that the easement was granted.

Aiello Subdivision: Tax Map #(SBL) 120 . 00 - 01 - 16 . 111 located on the Northwest side of Stone Mill Rd. Claverack. 4 parcels from 90.839 acres.

No calls from the applicant.

New Cases:

Neighbors of Center Hill Woodland Stewardship: 13 parcels from 73.12 +/- acres. Located at 48 Stevers Crossing Rd. Tax Map #(SBL) 122 - 1 - 22 - 10.

Joe Romano and Barrett Mack informed the Board that the application is still in the early stages and that they did not expect them to show for the meeting.

Daly, John & Mary: Boundary Line Adjustment 88 Webb Rd, Claverack .Tax Map # (SBL) 120 . 04 - 01 - 24.

Mary Daly was present for the application. Barrett Mack informed the Board that Rob Fitzsimmons reviewed the maps and deed and has found everything to be in order. Ag Data and SEQRA submitted. Advertised for public hearing. Previously approved as a Class 1 Boundary Line Adjustment in April. Chairman Jay Brousseau opened the meeting to public hearing at 7:13 p.m. Bob Titus stated that it sounded like a good idea to him. No further comments Chairman Brousseau closed the public hearing at 7:14 p.m. Joe Romano reviewed the SEQRA and found in order. Motion for Negative Declaration with regard to the SEQRA and final approval of the Class I Boundary Line Adjustment was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried. Mrs. Daly paid application and final fees of \$300.00. Maps were stamped and signed.

CloverHills/ Milligan/Birch Builders Subdivision: 10-parcel subdivision located on Rte.9-H.

Bob Titus and Ed Brzozowski were present for the application. Essentially the same design as last month. Mr. Titus explains that the roadway was changed and the remaining lands thereof will be Parcel #10 with a driveway for access. Phase II has been eliminated. Property line for Parcel #10 goes through retention pond for adequate frontage. The Stormwater Retention Pond by Parcel #0 will discharge into the wetland and will require the applicant submit the plan to NYS DEC. New SWPP was submitted on May 4, 2009. All of the parcels were re-designed and all remain outside of the 100-foot buffer. Nathan Chess asked that the 100-foot buffer cuts down the size of Parcels #5 & #6 so will the applicant be able to get septic systems in within the size of the lots. Mr. Titus informed the Board that some of the lots will keep the previous septic designs but a few will require re-perking. Daniel Northrup asked if traditional septic systems are

planned for the parcels. Mr. Titus stated that some parcels require raised septic systems but some will be traditional systems. Virginia Ambrose asked if the changes require a new application and a new SEQRA. Caren Mahar asked about the berm and planting issue that was agreed upon with the previous design. Mr. Titus stated that the berm and planting design will remain on the Mueller property but will not be needed on the Barbaro property because the Phase II plan has been done away with and there will not be a road behind Ms. Barbaro's property only a driveway to Parcel #10. Mr. Titus and Mr. Brzozowski continued that they would revisit the berm issue with Ms. Barbaro and all concerned. Mr. Titus then stated that the new design was submitted because the CCDOH had concerns with the Stormwater plan after this Spring saw a large melt off during a heavy rain event caused ponding. Joe Romano will review the newly designed SWPP. Mr. Titus informed the Board that the cul-de-sac has been shortened also from the previous plan. Chairman Jay Brousseau informed the applicant that the new plan looks cleaner and simpler. Chairman Jay Brousseau asked if the new design constitute the applicant submit a new application or a modification to a previous plan. Barrett Mack stated that the application should be considered as a revision of a previously approved subdivision. Chairman Brousseau asked if the applicant needs a new NYSOPRHP approval. Chairman Brousseau also asked if the Stormwater Pollution pond would be titled to the Town of Claverack. Mr. Titus informed the Board that the Stormwater Pond would have an easement to the Town of Claverack. Continued to June 1, 2009 scheduled for public hearing. Will continue.

Informal

Clifford Weigelt approached the Board asking to subdivide one of the three parcels that he owns into two parcels. The problem Mr. Weigelt has is that the parcels do not have frontage on a TOC roadway because they are located on a right-of-way. The TOC roadway ends at the bottom of the hill, then Mr. Weigelt has a private roadway that ends at his business, Gromax. The right-of-way continues onto the family owned property. Mr. Weigelt stated that his family members all own the property on the right-of-way and they maintain the roadway. Mr. Weigelt stated that he does not want the TOC to take over the roadway and he does not want the road built to TOC specs. Chairman Jay Brousseau informed Mr. Weigelt that the Board sees his point but is bound by the TOC subdivision laws and can not waiver from them. Mr. Weigelt stated that his mother owns approximately 50 acres of property on the right-of-way and will someday want to leave the property to her 7 children and what will the Board do then. Chairman Brousseau asked Mr. Weigelt to bring maps to the June meeting so that the Board can see the situation. Mr. Weigelt also asked the Board for their feelings regarding windmills. Mr. Weigelt asked if the 35-foot height restriction could be addressed and changed because he was approached to install a commercial windmill on his property. This is a question to consider. Caren Mahar asked if the Comprehensive Plan addresses windmills. Mr. Weigelt stated that the Comprehensive Plan has not gotten to the issue of windmills as of this point in the process but will be eventually. Mr. Weigelt asked that he be added to the Planning Board agenda for the June 1, 2009 meeting.

Chairman Jay Brousseau re-signed maps for the previously approved Tranchita BLA because the time limit had expired.

Caren Mahar made a motion to adjourn the meeting with a second from Stephen Hook. All members were in favor. Meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Jodi Keyser
Secretary

