

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: May 5, 2008
7:00 p.m.**

Approved June 2, 2008

Chairman Brousseau called the May 5, 2008 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Jay Brousseau, Nathan Chess, Caren Mahar, Daniel Northrup, Judy Zink, and Secretary Jodi Keyser. TOC Attorney Rob Fitzsimmons and TOC Engineer Joe Romano were at other meetings but available by cell phone.

Absent with regret: Virginia Ambrose and Stephen Hook

Correspondence:

Invitation from Fran Martino for the Kinderhook watershed

Deed filing letter from Holly Tanner for the Romano subdivision

Hudson Valley Smart Growth informational meeting dated April 17, 2008.

LORMAN educational services training in White Plains NY on July 7, 2008

Town of Claverack Building Inspector Report for March 2008

Board members reviewed the minutes of April 7, 2008 meeting. Motion to approve the April 7, 2008 meeting minutes as written was made by 1st Judy Zink with a 2nd from Daniel Northrup. All members were in favor with Caren Mahar abstaining from the vote.

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.

Continued to June meeting

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

Continued to June meeting

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

Continued to June meeting waiting for Columbia County Planning approval regarding easement for rail bed.

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.

No Show

Informal:

Warfield, Dean Subdivision: 3-lot subdivision located at 114 Kittle Rd.

Mr. Dean Warfield submitted his application. Mr. Warfield is asking to divide his property into 3 parcels.

Parcel #1 consisting of 1.5 +/- acres, Parcel #3 consisting of 1.5 +/- acres with remaining Parcel #2 consisting of 6.7 +/- acres. Mr. Warfield plans to give each of his daughters one of the two smaller parcels leaving the remaining parcel his. Property is in the Rural Residential Zone. Mr. Warfield needs TOC highway curb cut approval, perk tests on Parcels #1 & #3. Need survey maps with existing well and septic sites located on existing parcel, proposed well and septic sites on new parcels, perk test sites on new parcels. Mr. Warfield submitted an application and will return for the June meeting.

Audience member Mary Keeler Daly addressed the Board with a concern she is having with the former Hudson Valley Truck Line building located on 23-B. The new owner is now running a motorcycle repair and sales shop from the site. Mrs. Daly has an issue with a roadway that the owner has now constructed at the rear of the property. The owner has re-surfaced the entire lot and constructed a roadway from the rear of the property onto Webb Road. Mrs. Daly thinks that this roadway is no longer owned by the owner of the Truck Line building, but was added onto the property of her late father's business, Wilbert Burial Vaults in 1982. Mrs. Daly asked if the owner has submitted an application with the Planning Board in the past. Board members discussed the situation. The file for Hudson Valley Truck Lines was located in the file. Old map was found in file showing some sort of boundary line adjustment but not enough information within file to determine who owns the property. A receipt was located stating \$250.00 received for minor subdivision of property from Hudson Valley Truck Lines to Wilbert Burial Vaults Inc. dated 1982. Mrs. Daly was advised to call the Zoning Enforcement Officer or Building Inspector with the information. The property is currently owned by Richard Koskey. Mr. Koskey purchased this property from the vault company a few years ago. Mrs. Daly will look into the situation with the Town office.

Motion to adjourn meeting at 7:58 p.m. was made by 1st Judy Zink with a 2nd from Nathan Chess. All members were in favor. Motion was carried. Meeting adjourned.

Respectfully submitted,

Jodi Keyser
Secretary