

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: August 4, 2008**

APPROVED 9/3/08

Chairman Jay Brousseau called the August 4, 2008 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were as follows: Chairman Brousseau, Stephen Hook, Caren Mahar, Nathan Chess, Judy Zink, Daniel Northrup, Attorney Barrett Mack representing Rob Fitzsimmons, Engineer Kris Detlefsen representing Joseph Romano, and Secretary Jodi Keyser

Absent: Virginia Ambrose.

Correspondence were received from:

Lorman Educational Services informing Board members of training on October 21, 2008 at the Albany Best Western Airport Inn regarding Zoning, Subdivision, and Land Development Law in New York Rural Futures Newsletter..

Columbia County Tax Map filing for Joseph Ronsani Subdivision.

Board members reviewed the minutes of July 7, 2008 meeting. Minor changes to minutes referring to the Barnard subdivision correcting the stand-alone and accession lots issues to read that the Board would request perk testing and DOT permits if the parcels were stand-alone lots but would not require these tests if parcels were accession lots to their current parcels were noted and changed. Motion to approve minutes of July 7, 2008 was made by 1st Caren Mahar with a 2nd from Stephen Hook. All members were in favor. Motion was 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.

Chairman Jay Brousseau informed the audience and Board members that he has been in contact with the applicant's representatives informing them that the next time they appear before the Planning Board will be strictly to update the Board members of the project and that there will be no action or decision from the Board at this time. Chairman Brousseau also apologized to the Board members and audience members for the lack of information regarding the appearance of the applicant at the meeting. Chairman Brousseau stated that he will do his best to keep the public informed, in a timely manner, as to the status of the applicant's appearance at future meetings.

CloverHills/ Milligan/Birch Builders Subdivision:

Continued.

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. Joseph Bertrone was present for the application. New deeds were written and sent to Rob Fitzsimmons to review. Barrett Mack informed the Board that Rob Fitzsimmons reviewed the re-written deeds and found them to be in order. Barrett Mack also informed the Board that Rob Fitzsimmons reviewed the new maps and found them to be in order. Application was classified as a Class 1 Boundary Line Adjustment in July 2008. SEQRA was reviewed by Kris Detlefsen for Clough Harbour and were found to be in order. Application was legally noticed for public hearing. Chairman Brousseau opened the meeting to the public at 7:16 p.m. No comments. Chairman Brousseau closed the public comment at 7:16 p.m. Motion for a negative declaration with regard to the SEQRA and Final Approval of a Class 1 Boundary Line Adjustment was made by 1st Caren Mahar with a 2nd from

Judy Zink. All members were in favor. Motion carried. Maps were stamped and fees of \$300.00 were paid by check.

Warfield, Dean Subdivision: 3-lot subdivision located at 114 Kittle Rd. Tax Map #(SBL) 111 . 10 – 11 – 06.

No show.

Runyon, Thomas Subdivision: Subdivision of 2 +/- acres from 36 +/- acres located at 151 Gahbauer Rd. Tax Map # (SBL) 101 – 2 – 3 . 100.

Thomas Runyon was present for the application. New maps were submitted. Mr. Runyon informed the Board members that he spoke with ZEO Dennis Callahan regarding his parcels being within the RRA zone and not in the RR zone. Mr. Runyon informed the Board members that upon further review by Mr. Callahan the parcels in question are within the RR zone and not in the RRA zone. Board members, Barrett Mack, and Kris Detlefsen reviewed the Zoning maps. All then concurred that the parcels are in the RR zone and not RRA zone. Nathan Chess asked if the Board contacted the Town of Ghent regarding the part of the subdivision that is located within the Town of Ghent. Secretary Jodi Keyser informed the Board that correspondence regarding the subdivision was sent to the Town of Ghent in June 2008 and as of this meeting had not received correspondence from them regarding the subdivision. Chairman Jay Brousseau informed Nathan Chess that the Town of Ghent was notified of the application and may or may not respond to the notice depending whether they want to be a part of the subdivision action. Kris Detlefsen reviewed the SEQRA . Application was noticed for public hearing. Chairman Brousseau opened the meeting to the public at 7:30 p.m. No comments. Public comment was closed at 7:30 p.m. Motion for negative declaration regarding SEQRA and Final Approval of a Two Lot Minor Subdivision was made by 1st Daniel Northrup with a 2nd from Caren Mahar. All members were in favor. Motion carried. Maps were stamped and signed and final fees of \$400.00 were paid by check.

New Cases:

Barnard Florist Inc. Subdivision: Subdivision of 121.7 acres into two equal parcels located at 107 NYS Rte. 23 Claverack. Tax Map # 121 – 1 – 83 . 1

Lance Miner was present for the applicant's. Mr. Miner informed the Board that the subdivision is a result of the Barnard Florist Corporation being dissolved. The property is the last piece of the dissolution of the corporation and will split 121 +/- acres between the parties of Charles Barnard and Norma Barnard. Mr. Miner informed the Board that the applicants have decided to have the subdivided parcels made accession lots to their current parcels which will mean that they will not need to have perk tests and DOT permits for the new parcels. Chairman Brousseau informed the applicant's representative, Mr. Miner that the application will be legally noticed for public hearing for the September meeting. Mr. Miner was also informed that new deeds will need to be submitted to Rob Fitzsimmons at least two weeks prior to the September meeting for review. Caren Mahar asked if the maps would need updating to show the accession lots. Chairman Brousseau informed Mr. Miner that the maps are fine as far as accession lots but the division lines between the current parcels of Norma and Charles will need to be added to the maps. Also Mr. Miner was given an Ag Data form that is needed prior to the September meeting. Barrett Mack informed Mr. Miner that house, septic, and well sites should be shown on the new maps. After some discussion the Board agreed that a letter from the applicant's counsel regarding house, well, and septic sites on current parcels would be acceptable but the boundary line between the parcels is needed on the maps. Motion to classify as a Class 1 Boundary Line Adjustment was made by 1st Stephen Hook with a 2nd from Judy Zink. All members were in favor. Motion carried. Chairman Jay Brousseau opened the meeting to the public at 7:53 p.m. for an informal comment period because of the interested members of the audience. Mr. David Foley and his wife Nadia of 127 Rte. 23. Mr. Foley purchased his property on May 21, 2007. Mr. Foley asked the Board why he was not informed of the Barnard subdivision since he is an adjoining property owner. Mr. Foley indicated that the reason for this may be that the maps still show the previous owners of his property and not he and his wife. Mr. Miner informed Mr. Foley that it is customary for the maps to

state “Lands now or formally of ...” and that the maps are legal this way but since the maps need to have other changes made he will make the change showing the property of 127 Rte. 23 as owned by Foley, David & Nadia.

Chairman Brousseau informed the Board and Mr. Miner that the application will be legally published for public comment for the September meeting. After some discussion Board members agreed that the September meeting will be held on Wednesday, September 3, 2008 due to the Labor Day Holiday on the first Monday. Kris Detlefsen will check with Joe Romano as to his availability on September 3, 2008. Mr. Detlefsen will have Joe Romano contact Jodi Keyser if this date is good for him. Jodi Keyser will then contact the Town of Claverack website manager to have the rescheduled meeting date added to the website.

Howard Brandston asked the Planning Board how the Catskillview Rd. Subdivision application continues to get away with not showing for meetings. Mr. Brandston stated that it is unfair for the public think that the applicant is coming to the meeting only to find out at the meeting they are not coming. Chairman Brousseau again apologized for not letting the public know of the status of Catskillview Rd application and stated that possibly this is a situation for the Comprehensive Plan Board to address. Barrett Mack stated that it is a courtesy for the applicant to inform the Board prior to the meeting and that possibly the Subdivision Application should be changed to let the applicant know that as a courtesy they should inform the Planning Board Secretary at least two-weeks prior to the meeting if they are not going to appear. The applicant can either call the Board Secretary, Town office, or e-mail the Secretary.

Motion to adjourn the meeting was made at 8:15 p.m. by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Motion was carried.

Respectfully submitted,

Jodi Keyser
Secretary