

**TOWN OF CLAVERACK
PLANNING BOARD**

**September 13, 2006
7:00 PM**

Chairman Brousseau called the September 13, 2006 meeting of the Town of Claverack Planning Board to order at 7:02 PM.

Members in attendance were: Chairman Jay Brousseau, Judy Zink, Stephen Hook, Robert Kavanaugh, Daniel Northrup, Attorney; Rob Fitzsimmons, Engineer Pete Wilders of Clough Harbour, and Secretary; Jodi Keyser

Meeting was tape recorded by Howard Brandston.

Minutes of July 12, 2006 meeting were reviewed by the Board members. Motion to accept the minutes as written from 1st Daniel Northrup, with a 2nd from Judy Zink. All members were in favor. Motion was carried.

Planning Board Cases for 9/13/06:

Robert Kavanaugh asked to be recused from the Stewardship on Millbrook Rd.

Stewardship on Millbrook Rd.

Mr. Bossolini, Mr. Gilchrist, and Mr. Lundquist were present Preliminary Plat Plan submitted. Standard notes on maps with regard to deed restrictions as per agreement with adjoining landowner, Deirdre Carson. Home sites, well, and septic located on maps. Archeological avoidance areas delineated. Stormwater Management Plan submitted and will be reviewed by Clough Harbour and Assoc. Roadways described in detail with construction specs as per Town of Claverack Highway specs. Mr. Bossolini stated that the ACOE wetlands permits should be received within the next few weeks. Mr. Gilchrist informed the Board that the Homeowners Association paperwork is not in the final form yet and doubts that it will be ready prior to the October 2nd meeting. Rob Fitzsimmons asked that the applicants bring a draft copy to the October meeting. Applicants asked for a public hearing on the proposed subdivision to be scheduled for the October 2nd meeting. Rob Fitzsimmons will publish a separate legal notice of public hearing for 10/02/06.

Robert Kavanaugh re-enters the meeting.

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.

Letter received from Bob Ihlenburgh stating that Heather Ihlenburgh will attend the meeting on his behalf. Clough Harbour is still reviewing long Form SEQRA. Rob Fitzsimmons asked Ms. Ihlenburgh if the area is currently being used as an orchard. Ms. Ihlenburgh stated that she thought so. Mr. Fitzsimmons asked that Clough Harbour review the Long Form SEQRA with regard to possible water issues. Previously classified as a major subdivision. Will publish a separate public hearing notice for October 2nd meeting.

Catskill View Road/Woodland Assoc. LLC Subdivision: 17 parcels from 287 +/- acres on Catskillview Rd. in Claverack Tax Map # (SBL) 132-1-50. Doug Clark and William Johnston represented for Woodlawn Creek Assoc. New maps submitted. Preliminary Engineering report and Stormwater Pollution report submitted. Will be reviewed by Clough Harbour. Maps show two deep

hole and perk tests per lot. Lots #2 & #3 changed slightly due to septic suitability. DOH wants a complete engineering report, which Mr. Clark will schedule, in the near future with DOH. Wetland delineation areas on maps. Two areas of wetland crossing. DEC would like to have only one area of wetland crossing. Packet received at last month's meeting with regard to concerned neighbors regarding the closed county landfill. Mr. Clark received water quality reports for surface and test wells from 2000-2005. Town Engineer Pete Wilders recommended that more test wells be drilled for water quality, an accident study be conducted on Catskillview Rd. with additional warning signs. Address roadway grading, house sites, driveway sites, and septic sites. NYS parks archeological study in progress. Town of Claverack Highway Superintendent is concerned with narrow bridges on Catskillview Rd. needing to be addressed. Note added to maps stating that the roadways will be dedicated to the town. Not within 100 year flood plain. Not within Agriculture district. *Colored map submitted depicting Agriculture district. Letter submitted from Berger, DuSharme, Harp & Clark, and Chairman Brousseau also read LLP Attorneys at Law representing certain adjoining landowners. Copies of letter were given to Mr. Johnston. Clough Harbour will need applicant to forward test report stated in the letter to their office. Rob Fitzsimmons will publish a separate public hearing notice for October 2nd meeting.

Robert Kavanaugh re-enters the meeting

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

Mr. Quackenbush submitted new maps for Phase I of the project showing 10 lots, 1 permanent cul-de-sac and 1 temporary cul-de-sac, septic, wells, and perk testing sites. DOH has still not responded from July review for Phase I. Applicant will purchase the 50' right-of-way from the Cardinale family but the Cardinales will not agree to the sale until the Planning Board approves the Phase II portion of the subdivision. DEC will not pass permit until the Board completes the SEQRA process. Not developing Phase II yet so wetland permit is not needed for this phase. Maps need to show 10 lots numbered correctly with the 10th lot remaining lands thereof. Mr. Kavanaugh has an issue with the proximity of the roadway to backyards of property owners in the Cardinale subdivision. Clough Harbour will look into this issue. Rob Fitzsimmons will also look at the roadway issue due to the fact that the roadway will be dedicated to the Town. Outstanding issues are: DOH, Office of Parks, Recreation, and Historic Preservation study, and roadway issue. Rob Fitzsimmons requested that condition referenced on maps upon build out of Phase II that temporary cul-de-sac built to town specs. Rob Fitzsimmons will publish a separate public hearing notice for the project to be held at the October 2nd meeting.

Conte, Michael & Schram, Barbara Subdivision: 4 parcels from 41.327 acres on County Rte. 9 Claverack. Tax Map # (SBL) 102.00-01-08.

Jeff Plass representing the applicant submitted new maps. 2 letters from DOH. Driveway permits submitted. Right-of-way for crossing old railway bed submitted. Motion to classify as a 4 lot minor subdivision was made by Daniel Northrup with a 2nd from Judy Zink. All members were in favor. Motion was carried. Due to ½ acre within the Town of Ghent Rob Fitzsimmons will notify the Town of Ghent Planning Board. Open to public comment. Member of the audience asked for the Board to move on this subdivision soon because he is interested in purchasing one of the parcels to build a house. Continued to October.

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

Applicant notified the Board wishing to be continued to October.

Friedrich, Frank P. Subdivision: 2 lots and 2 accession parcels from 53.51 acres located on 554 County Rte. 16. Tax Map #(SBL) 132 – 2 – 48. 111.

William Spampinato representing the applicant. Maps submitted. Concede to action being a major subdivision.

1 lot naturally subdivided by Cty. Rte. 16, a town road and State Rte 23 The applicant wants this lot identified as a legal separate parcel. 2 accession lots consisting of land added to Mr. Frederick's land and land added to his daughter's lot. The rest of the parcel will be remaining lands thereof. Needed deeds for accession lots, Long Form SEQRA. Mr. Spampinato needs to forward the deed descriptions to Rob Fitzsimmons prior to the October meeting and Long Form SEQRA to Clough Harbour for review. Do not need driveway due to existing driveways. Motion to classify as 4 lot major subdivision by Daniel Northrup with a 2nd from Stephen Hook. All members were in favor. Motion was carried. Public hearing scheduled for October 2, 2006. Continued to October.

Bruce Madlem Hunt Club, Inc.: 2 accession parcels of 50 +/- acres on Miller Rd. II to be added and merged with adjoining lands. Tax Map #(SBL) 141 – 2 – 54.

William Spampinato represented the applicants. Parcel #1 is an accession lot conveyed to the Hunt Club for access purposes. Lot #2 is an accession lot to be added to and already owned by the Hunt Club. Will keep together on maps but will require 2 separate applications representing 2 owners. Copies of the deeds need to be forwarded to Rob Fitzsimmons prior to the October meeting. No need for DOH, TOC and Ag Data. Motion to classify as 2 (two) Class 1 Boundary Line Adjustments made by Daniel Northrup with a 2nd from Judy Zink. All members were in favor. Motion was carried. Scheduled public hearing for October 2, 2006 meeting.

Breezy Hill Subdivision: subdivision of 41.5 acres on Snyder town Rd. Tax Map #(SBL) 142 . – 1 – 32.

Jeff Moran owner to subdivide 4 parcels consisting of 41 +/- acres on Snyder town Rd. 150' lot width and 50' frontage setbacks conform to code. May have deed restrictions on final maps as map notes and delineated regarding a no build zone for the property across the street owned by Mr. Moran. Need Short Form SEQRA, TOC, and DOH for perk tests, and Ag Data filed. Continued to October.

Daly – Delamater Boundry Line Adjustment: Boundary Line Adjustment 88 Webb Rd, Claverack. Tax Map # (SBL) 120. 04 – 01 – 24.

Mary Daly representing herself for the purpose of setting the boundary line between her home and her neighbor's home on Webb Rd. Maps and deed submitted. DOH waived, TOC waived. Ag Data done. Short Form SEQRA submitted. Open to public hearing at 10:25. No comments. Public hearing closed at 10:26. Motion to classify as a Class 1 Boundary Line Adjustment made by Stephen Hook with a 2nd from Judy Zink. All members in favor. Motion was carried. Motion for negative SEQRA declaration and final approval for a Class 1 Boundary Line Adjustment from Stephen Hook with a 2nd from Judy Zink. All members in favor. Motion was carried. Maps stamped and signed. Final fees of \$85.00 due from applicant.

Singleton, Joseph Jr./Sixsuns Holdings LLC: Lot Line Adjustment of previously approved subdivision located at 241 Millbrook Rd. Tax Map #(SBL) 141 . – 1 – 3 . 111 and (SBL) 141 . – 1 – 3 . 112.

Joseph Singleton representing himself for the purpose of a lot line adjustment of a previously approved subdivision on Millbrook Rd. Ag Data done. Short Form SEQRA submitted. DOH waived. TOC waived. Motion to classify as a Class 1 Boundary Line Adjustment made by Daniel Northrup with a 2nd from Judy Zink. All members in favor. Motion carried. Motion for negative SEQRA declaration and final approval for Class 1 Boundary Line Adjustment made by Judy Zink with a 2nd from Stephen Hook. All members in favor. Motion was carried. Maps stamped and signed. Fees of \$85.00 paid with check.

Motion to adjourn the meeting was made by Stephen Hook at 10:50 with a 2nd from Daniel Northrup. All members in favor. Motion was carried. Meeting adjourned.

The next meeting of the Town of Claverack Planning Board will be held on Monday, October 2, 2006 starting at 7:00 PM at the Town Hall Building.

Respectfully submitted,

Jodi Keyser
Secretary