

**TOWN OF CLAVERACK
PLANNING BOARD**

**November 5, 2007
7:00 PM**

APPROVED 12/3/07

Chairman Jay Brousseau called the November 5, 2007 meeting of the Town of Claverack Planning Board to order at 7:00 p.m. Members in attendance were: Chairman Jay Brousseau, Caren Mahar, Daniel Northrup, Stephen Hook, Judy Zink, Virginia Ambrose, Engineer; Joe Romano, Attorney; Rob Fitzsimmons, Secretary; Jodi Keyser.

Correspondence were received from:

Bond Schoeneck & King LLC for training dates.

Columbia County Department of Health regarding Clover Hills Development.

Lorman Educational Services regarding training date on 1/15/08..

Pace Law School regarding training on 12/8/07 at CGCC.

Columbia County Clerk office filing of maps for Millbrook Rd. and Summit Heights development (Chairman Brousseau will forward to the Village of Philmont.)

Letter from Nathan Chess regarding his interest in serving on the Planning Board.

Columbia County Department of Health regarding Ronsani subdivision.

Town of Claverack Building Department report for September and October.

The Board members reviewed the minutes of October 1, 2007 meeting. Motion to accept the October 1, 2007 minutes as written was made by 1st Daniel Northrup with a 2nd from Stephen Hook. All members were in favor. Motion carried.

Planning Board Cases for 11/5/07:

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 Brousseau informed the audience and Board members that the applicant was not planning to appear at the meeting tonight. He also informed the Board and audience members that from now on the applicant would contact him if they plan on appearing at the next meeting. The applicant's representatives will notify Chairman Brousseau 2 (two) weeks prior to the next meeting. Chairman Brousseau will notify Mary Hoose and Jodi Keyser to have information added to the website.

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

No show as of 7:15 p.m. Board agreed to allow ½ hour for applicant to show in fairness to the audience members.

Applicant showed at 7:36 p.m.

Last month update of progress. Received a letter from Columbia County Department of Health. Joe Romano received the same letter and has reviewed. At last month Rob Fitzsimmons asked the applicant to submit a draft resolution for purposes of the Preliminary Plat Plan and for SEQRA. Rob Fitzsimmons informed the Board that he did receive the draft resolution for the Preliminary Plat Plan. Department of Health regarding septic issues referred to Joe Romano and berm issues with neighbors still pending. Ms Valarie Barbaro and Mr. Alan Mueller informed the Board and Mr. Titus that they have informed Mr. Titus on 11/3/07 and two weeks ago that they request the trees and berms be constructed during Phase I due to the cul-de-sac. Also they want drainage issues addressed prior to the construction before Phase II. Ms Barbaro asked Mr. Titus if the cul-de-sac is going to be paved with asphalt. Mr. Titus informed the Board and audience that if the cul-de-sac is constructed then it will have to be paved with asphalt but the cul-de-sac might not need to be built. Only a temporary roadway to meet regulations for Phase I. Mr. Mueller and Ms Barbaro are asking that the berms and plantings be finished and given adequate time to mature before Phase II is started. Chairman Brousseau asked Mr. Titus if this is a possibility moving dirt anyway for Phase I. Mr. Titus agreed that this is not out of the question for Mr. Mueller's property but Ms Barbaro's property is nowhere near the Phase I construction. Rob Fitzsimmons informed Mr. Titus that it was his feeling and also the feeling of the Board that the details of the berms with tree plantings was already agreed upon between the neighbors and the applicant. Rob Fitzsimmons suggested that the applicant submit a detailed plan for the berms and plantings to the Board. Ms Barbaro and Mr. Mueller have stated their requests for the number, size, and types of trees along with the berm dimensions in letter to the file and the applicant. Ms Barbaro stated that it might seem like a lot of trees but when the lights from the cars shine at night in the back of her home it is not too many. Joe Romano asked the applicant to submit a detailed grading plan, planting plan, berm design plan, and drainage plan for him to review. Chairman Brousseau asked the Board if there were any questions regarding the

berm issue. Understanding the berm is that instead of a culvert through the berm for drainage the berm will have a "V" or cut in the berm for drainage. The cut "V" will allow for better flow. Mr. Mueller was agreeable to the "V" in the berm. Mr. Titus explained to the Board that the temporary cul-de-sac is on the site plan only for approval of Phase I. Then when Phase I is approved the applicant will go for Phase II approval so the temporary cul-de-sac may not even need to be constructed. If the cul-de-sac is not needed then it will not be paved with asphalt. Rob Fitzsimmons reminded the Board that they are only in the process of reviewing Phase I at this time. Joe Romano asked Mr. Titus what his plan for construction is for lots # 7 & # 8. Mr. Titus stated that they will proceed with gravel on the roadway, brush will be cleared, but he does not know if Mr. Brozowski has a buyer for either of those lots at the present time. Construction could start on those lots in Spring of 2008 or Summer of 2008. Joe Romano asked if the applicant could address the Columbia County Department of Health letter with regard to the lot line adjustments. Mr. Titus informed the Board that he did need to adjust some of the septic sites on the lots in Phase I but he was able to accomplish this without moving any of the lot lines. The lot lines remain the same and will not move at this time. Rob Fitzsimmons informed the applicant that they need to submit a very detailed planting plan and berm design including the size, type, and number of trees, and the specifications for the berms. This is needed so that when this application is out of the Planning Board's hands the plan is not going to change or be changed by either the applicant or the neighbors. All parties must be in agreement before approval. Also all of these plans will need to be stipulated within the resolution. Ms. Barbaro asked if a copy of the berm and planting design could be mailed to her for review when it is finished. Mr. Titus will forward a copy to Ms. Barbaro. Chairman Brousseau asked for the consensus of the Board with regard to the berms and plantings. Board member Stephen Hook stated that it was his feeling that construction of the berms and plantings finished prior to any construction of the roadway. Mr. Titus stated that they could build the roadway only up to the lots that are having house construction but they would not be able to get a CO for the completed sites. Board is at issue with berms and plantings at this time. Board members feel that the berms and plantings should be completed prior to construction of the roadway and cul-de-sac. Stephen Hook reminded the applicant that they need to be prompt at future meetings.

Singleton, Joseph Subdivision: 2 parcels from 14.206 acres Tax Map # 141 . 00 – 01 – 03 . 111 Located at 241 Millbrook Rd.
No show.

Mr. Singleton called Secretary Jodi Keyser on 11/07/07 to relay his apology to the Board. He had a mix-up with the date and time. He will attend the December meeting.

Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . – 1 – 41 located at 512 Rte 217.
No show.

New Cases:

Mickle, Karen & Andrew Subdivision: 2 parcels from 7.476 acres Tax Map #(SBL) 111 . 00 – 01 – 3 . 1 located at 569 Route 66, Hudson NY Town of Claverack.

Off Route 66 on Humane Society Rd. Access to property by right-of-way from National Grid 125 foot strip of land. No frontage on a town, county, or state approved roadway. Joe Romano asked the applicant what type of agreement he has with National Grid. Mr. Mickle stated that the agreement is in his deed. Parcel was subdivided in 1992 prior to the regulations of frontage onto an approved town, county, or state roadway. Maps for Birznieks from 1992 were referred to. Chairman Brousseau asked Rob Fitzsimmons if there is a roadway on an approved subdivision plat. Rob Fitzsimmons stated no because the right-of-way is not a town dedicated roadway but a private roadway. Rob, Joe, and Jay agree that the applicant will need to seek a variance from the Zoning Board of Appeals. Applicant will make an appointment to speak to Stan Kosloski.

Stephanie Weaver: (walk-in) Millbrook Road Boundary Line adjustment will submit application prior to the December meeting.

James Tomaso (walk-in) Property of Alan Weaver and Stephen Pardis. 40 acres need a Boundary Line Adjustment, and a two-lot subdivision. Will not be ready with application for the December meeting but will submit for the January 2008 meeting possibly.

Motion to adjourn the meeting was made by 1st Daniel Northrup with a 2nd from Stephen Hook. All members were in favor. Meeting was adjourned at 8:48 p.m.

The next meeting of the Town of Claverack Planning Board will be held on Monday, December 3, 2007 at 7:00 p.m.

Respectfully submitted,

Jodi Keyser
Secretary