

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: January 4, 2010
7:00 p.m.**

APPROVED 2/1/10

Chairman Jay Brousseau called the January 4, 2010 meeting of the Town of Claverack Planning Board to order at 7:04 p.m.

Members in attendance were: Chairman Jay Brousseau, Caren Mahar, Nathan Chess, Stephen Hook, Virginia Ambrose, Engineer; Joe Romano, and Secretary; Jodi Keyser.

Absent with regrets: Daniel Northrup, Judy Zink, and Attorney; Rob Fitzsimmons (needed in Taghanic town meeting)

Motion to approve the December 7, 2009 minutes was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Correspondence:

NYS DEC letter regarding the Clover Hills Subdivision.

Bond, Schoeneck & King PLLC Environmental Law information flier

Fall 2009 issue of Rural Futures

Email from Elen Jouret-Epstein Columbia County Land Conservancy Land Protection Manager regarding a publication titled, "Last Harvest" which deals with a large subdivision in PA that may be of interest to the TOC Planning Board members.

November TOC Building Inspector Report

Letter from Columbia County Clerk Holly Tanner asking for email address to email subdivision filings.

Columbia County subdivision filing for Bristol, Elliott

Continuing Cases:

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

Bob Titus and Ed Bzrzowoski were present for the application. Returned from the November meeting with a few last details. Joe Romano informed the Board that Clough Harbour and Associates have completed the technical review and sent a letter to Mr. Titus stating that they needed the Subdivision Plat plan from Jeff Plass. Joe Romano continued that he is satisfied that the application can be deemed complete. Joe Romao also stated that there are still a few outstanding issues that will need to be cleared i.e. Bonding, Construction schedule, Developers agreement but that the Board can schedule public hearing for the February meeting. Mr. Titus informed the Board that the new plan shows that a driveway was moved so that it was not directly adjacent to the roadway and so that the house site would not be in the direct line of auto lights. Mr. Titus indicated that he sent a set of the Subdivision Plat Plan dated December 2009 to Chairman Jay Brousseau. Chairman Brousseau informed Mr. Titus that he did not receive any plans at the Town office building and neither at this home. Mr. Titus will contact Jeff Plass to have Subdivision Plat Plans dated December 2009 sent to the TOC office building for the Board. Caren Mahar suggested that Mr. Plass leave an extra set of plans for the public to view. Nathan Chess asked about the grading issue for the roadway. Joe Romano stated that the roadway meets TOC regulations for the 5% grade which is allowed. Nathan Chess then asked if the Board will need to wait for a final decision until final permit is granted from the NYS DEC. Chairman Jay Brousseau entered a letter from NYS DEC informing the applicant that they have deemed the application complete and have started the 90 day technical review as of December 15, 2009. Joe Romano informed the Board that the application is very close to having CC DOH approval and close to NYS DEC permitting so the Board should start the public hearing to get public comments. Joe Romano informed the applicant and Board that he will review the Subdivision Plat Plans from Jeff Plass to check that the plans meet TOC codes. Chairman Jay Brousseau asked if the issue with the neighbors Mueller and Barbaro

regarding the berms has been addressed. Joe Romano informed the Board that the berm issue was included in the previous plan which showed the roadway extending along the Mueller and Barbaro properties but the new plan has the former roadway now a driveway for parcel #10. Mr. Bzrzowoski will contact Mueller and Barbaro on 1/5/10 with the new plans. Chairman Jay Brousseau informed the Board that the application can be deemed complete. Chairman Brousseau will contact Jeff Plass to obtain a copy of the Preliminary Plat Plan to review. Set public hearing for February 1, 2010 meeting.

Huehnel Alvin/Hyatt, Marcus & Brenda BLA: Boundary Line Adjustment .73 acres Tax Map #(SBL) 132 . – 1 – 25.
No show.

Motion to adjourn the meeting at 7:37 p.m. was made by Nathan Chess with a second from Stephen Hook. All members were in favor. Meeting adjourned.

Respectfully submitted
Jodi Keyser
Secretary