

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: January 7, 2008**

Approved 3/3/08

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

Members in attendance were as follows: Chairman Brousseau, Stephen Hook, Nathan Chess, Judy Zink, Virginia Ambrose, Caren Mahar, Town Engineer Joe Romano, Town Attorney Rob Fitzsimmons, and Secretary Jodi Keyser.

Absent members: Daniel Northrup.

Correspondence received:

November 2007 building inspector report from Stan Koloski.

Christmas card from Clough Harbour and Associates.

Board members reviewed the minutes of the December 5, 2007 meeting.

Motion to approve the minutes of the December 5, 2007 meeting as written was made by 1st Virginia Ambrose with a 2nd from Stephen Hook. All members were in favor. Motion 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.

As per Chairman Brousseau the representatives for the Catskillview Rd. Subdivision have asked to be continued to the February 4, 2008 meeting. This information was also added to the Town website.

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

Mr. Titus, Mr. Berzowski, and Mr. Allen were present for the application. Letter from Valarie Barbaro was submitted to the file. Mr. Allen recapped the application for the Board. Mr. Allen reminded the Board members that the applicants, Ms Barbaro, and Mr. Mueller met prior to the December meeting to hash out some final details regarding the berms. Berm, planting, and screening designs were agreed upon by all. New design of plantings and berms was submitted as requested by the Board. Joe Romano stated that all of his concerns were met. Chairman Brousseau asked if the Board had any questions of the applicant. Member Nathan Chess asked Ms Barbaro and Mr. Mueller are happy with the new designs? Ms Barbaro stated that she is happy for the most part. May want a ninth tree added to the side of her yard but that is to be determined when construction starts. Also she would like the berm and planting design revisited prior to the Phase II final approval. Rob Fitzsimmons informed the applicant and the Board members that as far as he is concerned all concerns have been met and the application seems fine. He stated that the berm and planting design now become part of the Preliminary Plat Plan and then the Final Plat Plan. Ms. Barbaro stated that the new design has the berm located totally on her property and not on the applicants property. Chairman Brousseau opened the meeting to the public at 7:17 p.m. Ms Barbaro wanted to state for the record that she does not have drainage issues at this time and hopes that remains. But if drainage does become an issue what should she do. Chairman Brousseau informed Ms Barbaro that it is a law that if drainage becomes an issue then it is the builders responsibility to resolve. Rob Fitzsimmons agreed and stated that it is like someone building a parking lot and causing rainwater to run off onto someone's property, the builder is responsible to fix the situation. Chairman Brousseau informed Ms Barbaro that if drainage becomes an issue at a later date she would need to contact the builder and or contractor. Mr. Mueller stated that he is concerned with the drainage also. He has a low spot on his property that is wet. There is a pipe for drainage but the pipe is now clogged. Mr. Titus informed Mr.

Mueller that he has designed to grade out the low spot to divert the water toward the culvert located under the Town of Claverack roadway. Public comment was closed at 7:24 p.m.

Rob Fitzsimmons informed the Board that the applicant has submitted a Preliminary Plat Plan Resolution for Clover Hills Phase I and SEQRA Resolution for Clover Hills Phases I & II. Nathan Chess asked why the SEQRA is for both phases? Rob Fitzsimmons informed Mr. Chess that the SEQRA was coordinated to alleviate segmentation of the project. Joe Romano reviewed the SEQRA for the Board. Motion for Negative SEQRA declaration was made by 1st Caren Mahar with a 2nd from Stephen Hook. All members were then asked to vote. Virginia Ambrose – Aye, Chairman Brousseau – Aye, Judy Zink – Aye, Stephen Hook – Aye, Caren Mahar – Aye, Nathan Chess – Aye, with absent member Dan Northrup not voting. Motion was carried unanimously. Rob Fitzsimmons then reviews the Preliminary Plat Plan Resolution for Phase I for the Board. At this time Rob stated it is up to the developer if they opt to go for the Final Plat Plan Approval before Phase II plan is started. No Board questions. Motion to accept Preliminary Plat Plan Resolution for Clover Hills Phase I was made by 1st Judy Zink with a 2nd from Caren Mahar. All members of the Board were then polled for a line item vote. Chairman Brousseau – Aye, Virginia Ambrose – Aye, Judy Zink – Aye, Caren Mahar – Aye, Nathan Chess – Aye, Stephen Hook – Aye. Motion carried unanimously with member Daniel Northrup absent for vote. Rob Fitzsimmons informed the applicant that financial securities and construction deadlines would be between Joe Romano, Mr. Titus, Mr. Allen, and himself. Also new maps are required for the file.

Singleton, Joseph Subdivision: 2 parcels from 14.206 acres Tax Map # 141 . 00 – 01 – 03 . 111 Located at 241 Millbrook Rd.

Joseph Singleton present. DOH submitted 12/3/07 Ag Data done 12/5/08. Easement questions addressed regarding large “U” shaped driveway. Mr. Singleton is reluctant to grant reciprocal easements because he plans to own both parcels for some time. He has consulted his attorney contacted Rob Fitzsimmons and both are fine with the easement agreement and will add as a note on the map. Proposed septic site is now shown on parcel #2 on the new maps. Joe Romano has reviewed the new maps and is fine. Chairman Jay Brousseau opened the meeting to public comment at 7:53 p.m. No comments public comments were closed at 7:53 p.m. Rob Fitzsimmons reviews the Long Form SEQRA for the Board. Motion for negative SEQRA declaration was made by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Motion carried. Motion to approve a 2-lot major subdivision was made by 1st Virginia Ambrose with a 2nd from Stephen Hook. All members were in favor. Motion carried. Mr. Singleton paid final fees of \$2700.00 by check.

Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . – 1 – 41 located at 512 Rte 217. No show for the 3rd time. Chairman Brousseau asked that the Secretary send Mr. Ronsani a letter of intent with regard to the status of their application.

New Application:

Starr, George & Pam/ Weaver, Stephanie & Decker, Jeffrey Subdivision: 2 parcels from 2 +/- acres located at 415 Millbrook Rd. 1 acre BLA added to Weaver/Decker property and remaining 1 +/- acre added to Starr property. Pam & George Starr along with Stephanie Weaver were present. The Starr's own 2.5 +/- acres on Millbrook Rd. Ms Weaver and Jeffrey Decker rent a mobile home from the Starrs. Ms Weaver and Mr. Decker are proposing to buy 1.225 acres from the Starrs along with the mobile home. The parties are looking for a Boundary Line Adjustment to move the boundary line to create two parcels making Parcel “A” 1.225 which will be sold to Ms Weaver and Mr. Decker and the remaining 4.398 acres will be parcel “B” remaining the Starrs. There are pre-existing septic systems on both parcels. TOC highway waived due to existing driveways. DOH waived due to existing wells and septic. Need Ag Data and deeds rewritten. SEQRA submitted 1/7/08. Motion to classify as a Class 1 Boundary Line Adjustment was made 1st by Virginia Ambrose with a 2nd from Caren Mahar. All members were in favor. Motion carried.

Informal Application due to no legal publication because of time:

Romano Subdivision: 2 parcels from 35.5 +/- acres located at 95 Stottville Rd. Tax Map # (SBL) 101 . – 1 – 4 . 222. Carmine Romano Jr. and Carmine Romano Sr. and Bob Zimmerman are present. The Romanos own 35 +/- acres at 95 Stottville Rd. They are proposing to subdivide the parcel into two (2) parcels containing 17.778 and 17.759 acres respectively for use by both for homes in the future. Portions of the property are within the towns of Stockport, Ghent, and Claverack with the largest portion within Claverack. Mr. Jones has done a survey for septic and the house sites are depicted on the maps with an "X" The subdivision will be using a shared driveway which would require a variance from the TOC ZBA. Chairman Brousseau asked the applicants to look into redesigning the shared driveway situation to avoid needing a variance. Chairman Brousseau also suggested that standard notes be added to the maps and letters requesting lead agency status be sent to Ghent and Stockport. The maps do not show any wetlands delineated. Need TOC highway curb cut approval and DOH approved perk test sites shown on maps. The applicants submitted an application fee of \$200.00. May return in February with revised parcel configuration.

Audience member Martin Baumgold informed the Board that he was made aware that the Catskill View Rd. Woodlawn Creek website is advertising to the public that they have a fully approved subdivision. Copy of the website page was made and given to Rob Fitzsimmons to look in to.

Kippy Weigelt TOC Board member and liaison between the Town Board, Comprehensive Plan Committee, and the ZBA and Planning Boards. Mr. Weigelt is asking the Board members to supply a list of things that they as a Board would like to see changed, omitted, or added to the Subdivision Laws via the Comprehensive Plan. They are asking for input from the Board members of each because they are the ones who may have come across the different situations that could be changed. He would like a list of ideas from Board members at the next Planning Board meeting.

Motion to adjourn meeting was made by 1st Stephen Hook with a 2nd from Virginia Ambrose was made at 8:54 p.m. All members were in favor. Motion was carried.

The next regular meeting of the Town of Claverack Planning Board will be held on Monday, February 4, 2008 at 7:00 p.m.

Respectfully submitted,

Jodi Keyser
Planning Board Secretary