

**TOWN OF CLAVERACK  
PLANNING BOARD**

**Minutes  
February 5, 2007  
7:00 PM**

**APPROVED 3/5/07**

The February 5, 2007 meeting of the Town of Claverack Planning Board was called to order at 7:00 PM. Members in attendance were: Chairman Jay Brousseau, Caren Mahar, Stephen Hook, Robert Kavanaugh, Virginia Ambrose, Judy Zink, Joe Romano, And Jodi Keyser. Absent with regret were Dan Northrup and Rob Fitzsimmons who was needed at another town meeting in Taghanic.

**Correspondence:**

Letter from the Columbia County Department of Health regarding the Clover Hills subdivision submitted to file.

Letter from the Columbia Land Conservancy informing the Board the recipients of its “ Good Neighbor “ award checks.

Town of Claverack Building Inspector report for January 2007.

Letter from Howard Brandston regarding moratorium on major developments in the town.

PACE University School of Law Land Use Center regarding training for all Zoning and Planning Board members sponsored by Columbia Hudson Partnership on March 23<sup>rd</sup> at the Chatham House Tavern or on March 24<sup>th</sup> at Columbia-Greene Community College. Board members were supplied with a copy for the information to sign up for either of the days if interested.

Minutes of January 9, 2007 meeting reviewed by the Board. Motion to accept the January 9, 2007 minutes as written was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Caren Mahar. All members were in favor. Motion was carried.

**Planning Board Cases for 2/5/07:**

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. Continued from April.

No Show.

Joe Romano did receive water well test report and said report was submitted to the file.

Catskill View Road/Woodland Assoc. LLC Subdivision: 17 parcels from 287 +/- acres on Catskillview Rd. in Claverack Tax Map # (SBL) 132-1-50. Continued from April

No Show

Audience members asked that the Board not receive the applicant if they arrive later due to the fact that the audience members should not have to sit through the entire meeting just to see if the applicant shows up. Chairman Brousseau stated that if the applicant shows up late tonight they would be asked to return for the March meeting and will not entertain comments or updates from them this evening. Joe Romano informed the members of the audience that even if the applicant does appear at the meeting later in the evening that this Board is in no position to make any preliminary or final approvals on any part of the plan. The Board and the plan are not at the stage for any type of approval at this time. Audience member Tim Smith submitted and read a letter from Ward Stone of NYS DEC regarding Catskillview subdivision asking for extensive water and sediment testing take place before the TOC Planning Board makes any decisions. Continued to March.

CloverHills/ Milligan/Birch Builders Subdivision: Re-submitting of a previous subdivision. Asked to be continued to March meeting via call to Rob Fitzsimmons.

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

Asked to be continued to March via Robert Kavanaugh

Breezy Hill Subdivision: Subdivision of 41.5 acres on Snyderstown Rd. Tax Map #(SBL) 142 . - 1 - 32. Continued to Spring.

Poccia, Robert Subdivision: 2 lots from 5.5 +/- acres on Gahbauer Rd. Claverack. Tax Map # (SBL) 112 . - 1 - 10.

No Show

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.

No show surveyor is out of town and will return for March meeting.

Bartges, Hans: Boundary Line Adjustment Snyderstown Rd. Tax Map #(SBL) 132 . 00 - 02 - 03 . 31 . 1

Revise the boundary line between two parcels owned by Hans Bartges.

Surveyor is out of town and will return for March meeting.

Singleton, Joseph Jr./Sixsuns Holdings LLC: 241 Millbrook Rd. Tax Map #(SBL) 141 . - 1 - 3 . 111 and (SBL) 141 . - 1 - 3 . 112. Re-stamping of a previously approved Boundary Line Adjustment.

Same previously approved Boundary Line Adjustment. The applicant did not submit the approved maps to the County in time therefore he needs to have the maps re-stamped. The Board reviewed the new maps and compared them to the previous maps. Board members agreed that both sets of maps were exactly the same. Chairman Brousseau opened the meeting to public comment at 7:40 PM. No comments. Public comment was closed. Motion to approve re-stamping of previously approved Boundary Line Adjustment was made 1<sup>st</sup> by Virginia Ambrose with a 2<sup>nd</sup> from Stephen Hook. All members were in favor. Motion was carried. Maps were stamped, signed, and the applicant paid re-stamping fee of \$20.00 by personal check.

Informal received on January 22, 2007 too late for legal notice for February meeting.

Smith, Timothy Subdivision: 2 lots from 206 acres located on Catskillview Rd. Tax Map #(SBL) 142 - 01 - 06 . 1

Tim Smith subdividing 6 +/- acres from 206 +/- acres to give to his daughter, Emma Herzhauser. Lot to be subdivided contains a house which Mr. Smith's daughter currently occupies. House has existing well and septic. SEQRA short form submitted 2/5/07. Ag Data submitted 2/5/07. List of needs for March meeting: Standard notes on maps, show wells, septic, driveway on maps. Raised stamps on official maps. Mark parcels on map with lot numbers. Joe Romano added that the deed description needs to detail meets and bounds of property within Parcel #1, smaller parcel needs to be surveyed, and to show the remaining lands thereof. Also due to the large size of the remaining lands thereof and existing wells on property the DOH can be waived. Applicant needs to show existing driveway cut with the TOC highway.

Motion to adjourn was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Caren Mahar. All members were in favor. Motion was carried. Meeting was adjourned at 8:14 PM.

Respectfully submitted,

Jodi Keyser  
Secretary