

**TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting: June 2, 2008  
7:00 p.m.**

Approved 7/7/08

**Chairman Jay Brousseau called the June 2, 2008 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.**

**Members in attendance were: Chairman Brousseau, Daniel Northrup, Stephen Hook, Nathan Chess, Caren Mahar, Virginia Ambrose, Town Engineer; Joe Romano, Town Attorney; Rob Fitzsimmons, and Secretary; Jodi Keyser.**

**Absent member Judy Zink.**

**Correspondence:**

**Newsletter from Rural Futures**

**Letter from TOC Highway regarding the Warfield subdivision.**

**Letter from TOC Highway regarding the Runyon subdivision.**

**Informational packet from Good Growth Columbia/Howard Brandston detailing a Vision for Claverack.**

**Association of Towns Planning and Zoning list of Summer school dates.**

**Board members reviewed the minutes of May 5, 2008 meeting. Motion to approve the May 5, 2008 minutes was made by 1<sup>st</sup> Caren Mahar with a 2<sup>nd</sup> from Nathan Chess. All members were in favor with exception of Stephen Hook who wished to abstain. Motion was 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.

Continued to July 2008 meeting.

Chairman Brousseau reminded the Board that the last meeting applicant attended was November 2007. Land is now for sale and owners can sell as a whole but not as an approved subdivision. New owners will assume the applicant status for the subdivision upon purchase. Rob Fitzsimmons and Joe Romano both stated that neither have received new information regarding the project. Rob Fitzsimmons will ask the applicant for an overview of the project in writing prior to their return.

CloverHills/ Milligan/Birch Builders Subdivision:

Continued to July 2008 meeting.

Chairman Brousseau also informed the Board that he will ask the applicant to do an overview for the Board members. Both Joe Romano and Rob Fitzsimmons stated that they have not received any information from the applicant.

Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . - 1 - 41 located at 512 Rte 217.

Mr. Ronsani was present and submitted a copy of the easement that was granted by Columbia County Department of Public Works. Not official because not signed but the Board can accept. Rob Fitzsimmons informed Mr. Ronsani that he should contact Tal Rappleyea or Lisa Brightly to find out the fee for the easement. Mr. Ronsani informed the Board that he would like to subdivide another one acre parcel for his other daughter. Chairman Brousseau informed Mr. Ronsani that he will need to get all of the permits from NYS DOT, easement from the County, and DOH. Chairman Brousseau reminded the Board that the application was previously classified as a 2-lot minor subdivision. Joe Romano reviewed the NYS DOT approval letter. Chairman Brousseau opened the meeting to public comment at 8:04 p.m. No comments. Public comment closed at 8:04 p.m. Motion for negative SEQRA declaration and Final approval of 2-lot minor subdivision was made by 1<sup>st</sup> Daniel Northrup with a 2<sup>nd</sup> from Stephen Hook. All members were in favor. Motion carried by all.

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.

Warfield, Dean Subdivision: 3-lot subdivision located at 114 Kittle Rd. Tax Map #(SBL) 111 . 10 – 11 – 06. No show

New Cases:

People's Bible Church Tax Map # 121 . 03 – 01 - 89/ Hudson City School District Tax Map # 121 . 03 – 01 - 87: Boundary Line Adjustment. Located at 650 Rte 23-B. Swapping 4,487.5 square feet between the two parties. Mr. Roche attorney for the People's Bible Church was present. Mr. Roche explained the Boundary Line Adjustment to the Board members. New York State Attorney General has Ok'd the BLA because of school district and church. Taxpayers of the Hudson City School District approved on May 20, 2008 with proposition on ballot. Mr. Roche explained that the church parcel is getting wider. No questions from the Board. Mr. Roche brought the deed descriptions which were reviewed and approved by Rob Fitzsimmons. No need for DOH and DOT. SEQRA submitted, Ag data submitted. BLA does not create another buildable lot. Motion to classify as a Class I Boundary Line Adjustment was made by 1<sup>st</sup> Virginia Ambrose with a 2<sup>nd</sup> from Caren Mahar. All members were in favor. Motion carried. Chairman Brousseau opened the meeting to public comment at 7:45 p.m. No comment, public comment closed at 7:45 p.m. Motion for negative SEQRA declaration and final approval of a Class I Boundary Line Adjustment was made by 1<sup>st</sup> Virginia Ambrose with a 2<sup>nd</sup> from Caren Mahar. All members were in favor. Motion carried. Mr. Roche paid application fee of \$200.00 by check and \$100.00 cash for final fee costs.

Informal:

Runyon, Thomas Subdivision: 151 Gahbauer Rd. Tax Map #(SBL) 101 – 1 – 3 . 100. Mr. Runyon was present with map and application to subdivide 2 +/- acres from approximately 36 +/- acres on Gahbauer Rd. Mr. Runyon submitted letter from TOC Highway approval letter. DOH letter submitted. Letter to Town of Ghent requesting Lead Agency status due to a small portion of the property lying within the Town of Ghent. SEQRA short form submitted. Mr. Runyon was informed that maps will need to be the full size stamped survey maps showing the well, septic, proposed house site, and have the standard notes. Also note the driveway dimensions from the closest boundary line. Ag Data submitted. No Board questions. Classified as a 2-lot minor subdivision was made by 1<sup>st</sup> Caren Mahar with a 2<sup>nd</sup> from Virginia Ambrose. All members were in favor. Motion carried. Will return for the July meeting.

Motion to adjourn meeting was made by 1<sup>st</sup> Caren Mahar with a 2<sup>nd</sup> from Stephen Hook at 8:15 p.m. All members were in favor. Meeting adjourned.

Respectfully submitted,

Jodi Keyser  
Secretary