

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: September 3, 2008
7:00 p.m.**

Approved November 3, 2008

Acting Chairperson Judy Zink called the September 3, 2008 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Acting Chairman Judy Zink, Caren Mahar, Stephen Hook, Nathan Chess, Daniel Northrup, Engineer Joe Romano, Attorney Barrett Mack, and Secretary Jodi Keyser
Absent with regrets: Chairman Jay Brousseau and Virginia Ambrose

Correspondence were received from:
Planning News publication
July 2008 and August 2008 Building Inspector Reports.

Members reviewed the minutes of August 4, 2008 meeting. Motion to accept the August 4, 2008 minutes was made 1st Stephen Hook with a 2nd from Caren Mahar. 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.

Mr. Roche, Mr. Doug Clark of Clark Engineering were present representing the new owner of the property. Mr. Roche attorney for the application reported that Chris Jones purchased the property from Woodlawn Creek Assoc. Submitted letter from Woodlawn Creek showing ownership deeded to Chris Jones. Letter submitted from Chris Jones stating that Mr. Frances Roche is representing his interests for the property and application. Mr. Doug Clark addressed the Planning Board to bring the Board up to date and review the application. Mr. Clark reminded the Board that this Board granted Preliminary Plat Approval. Mr. Clark submitted new maps showing lots #14 and #15 being merged because of the archeological areas found during the Phase 1A and Phase 1B Archeological Studies. New owner is flexible with the design. Cul-de-sac and entrance remain the same. Roadway redesigned and shifted to avoid the archeological delineated area. Driveways on lots #3 & #4 were moved because DEC asked that the driveway on lot #4 should be where it was originally. Application is now awaiting DEC approval again. The wetlands buffer area not disturbed anymore then originally anticipated. Roadway profile remains the same and within standards with some driveway regrading. Lot #8 needs house set back to conform. Lot #14 needs septic redesigned. Full Plan with DEC and DOH approval and Clough Harbour engineering issues will now be submitted since the archeological studies are complete and the plan addressed the archeological site by merging lots #14 & #15. Board member Daniel Northrup informed the applicant that he remembered the Board discussing that lot #14 has a stipulation of no further subdividing allowed. Need letter of stipulation submitted for lot #14. Doug Clark informed the Board that the next step is to address the driveway change for lot #4 with DEC. Board member Nathan Chess informed the applicant that he is a newer member of the Board and asked if Preliminary Plat Plan Approval was granted? Board members answered yes. Mr. Chess then asked if lots #14 and #15 were merged prior to this approval? Board members answered yes. Mr. Clark informed the Board that the subdivision consists of 15 lots and only minor changes to roadway and driveway were made. Nathan Chess then asked if the application would need to have the Preliminary Plat Plan re-approved? Joe Romano informed the Board that the changes were not significant enough to require a re-approval for Preliminary Plat Plan. Acting Chairman Judy Zink asked Mr. Clark if the aquifer issues were addressed. Mr. Clark stated that many pages and reports were submitted and testing will be ongoing as new wells are drilled. Test wells conform to 5 gallons per minute and no indication of interference between wells was noted. Board member Daniel Northrup asked how the septic systems on lots #1, #2, and #3 show that they will be pumped up hill, will this work? Doug Clark stated that the DOH

prefers siphon or pump systems with raised fields. Acting Chairman Judy Zink informed the applicant's representatives that new maps showing the new owner would need to be submitted. Doug Clark informed the Board that the new maps will not be ready prior to the October meeting therefore they will return at the November meeting. Mr. Roche will notify two weeks prior to the November meeting during the week of October 13th - 17th informing if the application will be appearing before the Planning Board in November.

CloverHills/ Milligan/Birch Builders Subdivision:
No show.

Warfield, Dean Subdivision: 3-lot subdivision located at 114 Kittle Rd. Tax Map #(SBL) 111 . 10 – 11 – 06.
No Show. Will send a letter to Mr. Warfield.

Barnard Florist Inc. Subdivision: Subdivision of 121.7 acres into two equal parcels located at 107 NYS Rte. 23 Claverack. Tax Map # 121 – 1 – 83 . 1

Mr. Lance Miner was present representing the application. New maps submitted showing lot line between the existing properties of Norma Barnard and Charles Barnard, existing wells, existing septic on parcel #2 and also existing septic and well on Norma Barnard's parcel for the accession lot. Now (3) three parcels. Parcel #1 merged with Parcel #3 and Parcel #2 is a newly created lot. Acting Chairman Judy Zink opened public comment of the application at 7:34 p.m. No public comment. Public comment was closed at 7:34 p.m. Joe Romano reviewed the SEQRA for the Board. Motion for a negative declaration with regard to the SEQRA was made by 1st Caren Mahar with a 2nd from Stephen Hook. All members were in favor. Motion carried. Motion for Final Approval of an Accession lot and 1-lot Minor Subdivision was made by 1st Daniel Northrup with a 2nd from Caren Mahar. All members were in favor. Motion carried. Maps were stamped and signed. A final fee of \$200.00 was paid by check.

New Cases:

Van Deusen/Zasorin Boundary Line Adjustment:Tax Map # (SBL) 121 . 03 – 2 – 55 . 121. Van Wyck Lane Claverack. Adding 2. 5 +/- acres to Zasorin property from 10.7+/- acres Van Deusen property.

Mr. Van Deusen was present for the Boundary Line Adjustment application. Looking to add a 75 foot strip of land on the north side of the Zasorin property and square off the back of the Zasorin property to the Costa property. This Boundary Line Adjustment leaves Mr. Van Deusen with 9 +/- acres of property, which consists of a Right of Way from NYS Route 23 and a road frontage on Van Wyck Lane. Maps show 50' plus set back off of Van Wyck Lane and house sites for properties that adjoin the Boundary Line Adjustment. Mr. Van Deusen submitted an action description along with the maps. Barrett Mack advises that Rob Fitzsimmons review the deed description, maps, and action description and will set public hearing for the October 6, 2008 meeting. Motion to classify as a Minor Boundary Line Adjustment was made by 1st Caren Mahar with a 2nd from Stephen Hook. All members were in favor. Motion carried. Mr. Van Deusen was advised to get the rewritten deed description to Rob Fitzsimmons prior to the meeting allowing him to review for the October meeting. Return for Public hearing in October.

Aiello Subdivision: Tax Map #(SBL) 120 . 00 – 01 – 16 . 111 located on the Northwest side of Stone Mill Rd. Claverack. 4 parcels from 90.839 acres.
No Show.

Motion to adjourn the meeting was made by 1st Stephen Hook with a 2nd from Caren Mahar. All members were in favor. Meeting was adjourned at 8:05 p.m.

Respectfully submitted

Jodi Keyser
Secretary