

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes: October 5, 2009  
7:00 p.m.**

**Approved 11/2/09**

Chairman Jay Brousseau called the October 5, 2009 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were as follows:

Chairman Jay Brousseau, Caren Mahar, Judy Zink, Stephen Hook, Daniel Northrup, Nathan Chess, Engineer; Joe Romano, Attorney; Rob Fitzsimmons, Secretary Jodi Keyser.

Absent: Virginia Ambrose

Chairman Jay Brousseau read correspondence received from:

Columbia County Clerk Holly Tanner map filing for Tranchita, Gaschel, Daly/Keeler, Catskillview Rd., and Hawes Subdivisions.

Columbia County Planning Board letter regarding Habitat for Humanity re-store that received approval from TOC ZBA.

NYS Planning Federation newsletter for Winter 2009.

Board members reviewed the Minutes of August 3, 2009 meeting. Motion to approve the August 3, 2009 minutes as written was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

**Continuing Cases:**

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

Not coming continued to November meeting. Joe Romano informed the Board that he received revised plans at 3:30 p.m. this date and has not had time to review them yet.

**Pardis, Stephen/Weaver, Alan Subdivision:** 3 parcels from 36.33+/- acres located at 210 Bate Road Tax Map (SBL) 132 – 2 – 36. 1

Mr. Tomaso and Mr. Weaver were present. Mr. Tomaso informed the Board that the applicant was before this Board about two years ago with this project. Mr. Tomaso stated that the applicant took the information provided at the previous informal meeting and has redesigned the subdivision accordingly. Property is where Bates Rd. intersects Snyderstown Rd. Previous subdivision approved in 1996 showing parcel #1. The applicant's private residence is located on a separate lot. The application is now seeking to subdivide the property on the North side of the road creating 3 new lots. Parcel #2 will consist of 2 acres with apartment house, Parcel #3 will consist of 8.365 acres and will require a different site for septic due to slope, and Parcel #4 consisting of 24.84 acres, and an accession parcel of 0.83 acres to be combined with existing parcel with residence. Mr. Tomaso informed the Board that he has met with TOC Highway Superintendent Louis Lamont 2 years ago and submitted the letter pertaining to the driveway. Mr. Tomaso informed the Board that the CC DOH was at the site last week and they are awaiting a letter. Mr. Tomaso continued that Parcel #2 has existing driveway, septic, and well, Parcel #3 should be OK also Parcel #4 should be OK. Mr. Tomaso will submit maps to Joe Romano showing proposed house, well, septic, and driveway sites prior to the November meeting for review. Joe Romano informed Mr. Tomaso that the accession lot would need deeds rewritten and sent to TOC Attorney Rob Fitzsimmons. Motion to classify as a 3-lot minor subdivision was made by Judy Zink with a second from Caren Mahar. All members were in favor. Motion carried. Will notice for public hearing for the November meeting. Applicant paid \$200.00 for the application fee.

**Estate of L. Elliott Bristol, Jr. Subdivision:** 2 parcels from 46. 3 +/- acres consisting of 1.34 acres and remaining lands located at Old Lane and Rte. 9-H Tax Map # (SBL) 121 – 01 – 01 . 03.

Mr. Plass and Mr. Bristol were present for the application. Mr. Plass informed the Board that the Estate of Elliott Bristol Jr. would like to subdivide 1.34 acres from 46.3 acres and remaining lands thereof. The 1.34 acres will be added to an existing parcel on Old Lane containing a small house, driveway, and septic. The small parcel already has a separate tax map number but is being deeded separately for the first time to straighten out the estate. TOC water district line goes through parcel but the house is not hooked up. Joe Romano stated that the water easement should be shown on the maps along Old Lane. Chairman Jay Brousseau stated to note for the minutes that the application waives TOC highway and CC DOH due to existing driveway and septic at the site and also will not be needed for the remaining lands thereof. Caren Mahar stated that the application would need deeds rewritten. Classified as a 2-lot minor subdivision was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried. Applicant paid the \$200.00 application fee. Jodi Keyser will notice for public hearing for the November meeting.

**Huehnel Alvin/Hyatt, Marcus & Brenda BLA:** Boundary Line Adjustment of .73 acres Tax Map #(SBL) 132 . – 1 – 25.

Mr. Alvin Huehnel was present for the application. Mr. Huehnel informed the Board that he is not seeking to create any new lots only to acquire access to his vacant property from NYS Rte. 23 through the Hyatt property. Mr. Huehnel currently has access to the vacant property from County Rte. 16 but the access is much too steep for any type of driveway. Chairman Jay Brousseau informed Mr. Huehnel that he would need a letter from the Hyatt's giving him permission to represent them in the application. Also Mr. Huehnel will need NYS DOT and new proposed deeds written and submitted to TOC Attorney Rob Fitzsimmons by 10/16/09 for review. No need for DOH existing. Mr. Huehnel paid the application fee of \$200.00.

**Koskey Subdivision:**

Chairman Jay Brousseau stamped and signed maps for the Koskey Subdivision.

Motion to adjourn the meeting at 7:58 p.m. was made by Stephen Hook with a second from Daniel Northrup. All members were in favor. Motion carried meeting adjourned.

Respectfully submitted,  
Jodi Keyser  
Secretary