

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: November 2, 2009
7:00 p.m.**

APPROVED 12/7/09

Chairman Jay Brousseau called the November 2, 2009 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

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

Members absent with regrets: Judy Zink.

Correspondence was received by the following:

Columbia County Department of Health comment letter regarding Clover Hills dated 10/27/09

Clough Harbour comment letter regarding Clover Hills dated 10/23/09.

Town of Claverack Building Inspector Report for June 2009 through September 2009.

Motion to approve the minutes of October 5, 2009 was made by Caren Mahar with a second from Daniel Northrup. All members were in favor. Motion carried.

Continuing Cases:

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

Mr. Titus was present for the application. Mr. Titus stated that NYSDEC is in the process of sending a letter deeming the application complete. Submitted DOH letter dated 10/27/09. Rob Fitzsimmons reviewed the CCDOH letter and Clough Harbour comment letter for the Board. Mr. Titus informed the Board that Jeff Plass is preparing the Subdivision Plat. Also, working on final septic designs according to the DOH comment letter. Rob Fitzsimmons stated that the application still needs the Construction cost estimate and bonding. Joe Romano reviewed the Clough Harbour comment letter. Joe Romano and Rob Fitzsimmons both stated that even though the Board has made a decision with regard to SEQRA findings the project has changed enough that the Board will need to re-open the SEQRA. Revised long form EAF is in the file. Joe Romano added that a Developers Agreement will be required with the bonding. Mr. Titus will consult with Rob Fitzsimmons regarding the wording of the Developers Agreement. Nathan Chess asked if the DEC letter then starts the 90-day review period. Mr. Titus stated yes. Nathan Chess stated that the Board is not able to OK the project until the DEC signs off. Chairman Brousseau stated that he is hesitant to set public comment for the same night as the Board members see the new Plat Plan for the first time. May raise issues. Chairman Brousseau stated that the Board will review the Plat Plan maps at the 12/7/09 meeting and then if no major issues set public comment for the January 2010 meeting. Continued to December meeting

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

Mr. Paradis was present for the application. Supplied new maps showing proposed well, septic, and house sites. Joe Romano reviewed the CCDOH letter dated 10/27/09 showing that the perk site on Parcel # 3 needed to be moved to the north. Joe Romano stated that everything looked fine. Mr. Paradis supplied copies of the deed for the accession lot and TOC highway letter. Chairman Brousseau asked if any Board members had questions. No questions. Chairman Brousseau opened the meeting to public comment at 7:10 p.m. Mr. James Neilson of Bates Rd. asked if the driveways were approved and the site of each. Also Mr. Neilson asked if the perk testing all passed because he had heard differently. Mr. Tomaso answered that the perk sites all passed and that one was moved to a different site and it also passed. Mr. Neilson stated that he hopes that the neighbors do not cause problems for the area and that it is a shame to split up the property. Chairman Brousseau closed the public comment at 7:13 p.m. Previously classified as a 3-lot minor subdivision. TOC highway, new maps, deeds, and DOH letter submitted. Motion for Negative Declaration

with regard to SEQRA was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried.

Motion for final approval of a 3-lot minor subdivision was made by Caren Mahar with a second from Daniel Northrup. All members were in favor. Motion carried. Mr. Paradis paid final fees of \$1250.00. Maps were stamped and signed.

Estate of L. Elliott Bristol, Jr. Subdivision: 2 parcels from 46 . 3 +/- acres consisting of 1.340 acres and remaining lands located at Old Lane and Rte. 9-H Tax Map # (SBL) 121 – 01 – 01 . 03.

Jeff Plass was present for the application. Mr. Plass reviewed the application for the Board members explaining that his client is seeking to separate a 1.5 acre parcel from approximately 45+/- acres owned by the Estate of Elliott Bristol Jr. located on Old Lane in Claverack. Mr. Plass continued that the 1.5 acre parcel contains a small house. Mr. Plass stated that a separate easement for the water district is not needed because it falls within the 25-feet from the center of the roadway setback. Previously classified as a 2-lot minor subdivision. Chairman Brousseau opened the meeting for public comment at 7:25 p.m. No comment closed the public comment at 7:25 p.m. Joe Romano reviewed the SEQRA for the Board.

Motion for Negative Declaration with regard to SEQRA was made by Virginia Ambrose with a second from Caren Mahar. All members were in favor. Motion carried.

Motion for Final Approval of a 2-lot minor subdivision was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Mr. Plass did not have enough maps to be signed and stamped. Chairman Brousseau stated that he would meet Mr. Plass and stamp and sign them later in the week and would make arrangements. Motion to allow Chairman to sign and stamp the Site Plan maps for a 2-lot minor subdivision was made by Stephen Hook with a second from Caren Mahar. All in favor. Motion carried. Mr. Plass paid final fees of \$200.00.

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

Mr. Huehnel did not attend the meeting. Continued to the December 7, 2009 meeting.

Informal:

Haley subdivision on Carpenter Rd. Formerly Tipple Farm:

Mr. Haley was present asking the Board for advice on property he is in the process of purchasing. Mr. Haley is purchasing the 150-acre Tipple Property on County Rte. 9 and Carpenter Rd. Mr. Haley is seeking to join 110 acres of the property onto his property and the remaining 40-acres is naturally subdivided by North Creek. Mr. Haley informed the Board that the Tipple brothers are interested in purchasing these 40-acres and the 110-acres will be part of the CC Land Conservancy. Board members had questions regarding access to the parcel because of no frontage on a TOC highway. Mr. Haley will review his options for the property and may return at a later date.

Gluck/Jensen Subdivision:

Mr. Plass supplied maps that were previously approved by the TOC Planning Board August 2005 for a minor 2-lot subdivision. Mr. Gluck had not filed the maps with Columbia County Clerk's office and is in the process of selling the property. Mr. Plass asked the Board to re-stamp the maps so that they can now be filed properly to finalize the sale for Mr. Gluck. Chairman Jay Brousseau and Board members reviewed the maps and declared that they are the same as previously approved. Maps were re-stamped and re-signed dated 11/2/09. Mr. Plass paid re-stamping fees of \$20.00.

Stephen Hook made the motion to adjourn with a second from Caren Mahar at 8:08 p.m. All members were in favor. Motion carried. Meeting adjourned.

Respectfully submitted,

Jodi Keyser
Secretary