

**TOWN OF CLAVERACK
PLANNING BOARD**

**November 6, 2006
7:00 PM**

Approved 12/04/06

Chairman Jay Brousseau called the November 6, 2006 meeting of the Town of Claverack Planning Board to order at 7:00 PM.

Members in attendance were: Chairman Brousseau, Judy Zink, Dan Northrup, Stephen Hook, Robert Kavanaugh, Town Attorney; Rob Fitzsimmons, Town Engineer; Joe Romano, and Secretary; Jodi Keyser. Absent; Virginia Ambrose

Members reviewed the minutes of the October 2, 2006 meeting. Change to the date in the first sentence. Change made to correspondence received to show that letter from Judy Zink to show that letter regarded Catskillview Rd subdivision and Stewardship on Millbrook Rd. subdivision.

Motion to accept the amended minutes of the October meeting was made by 1st Stephen Hook with a 2nd from Dan Northrup. All members were in favor. Motion was carried.

Correspondence were received from the following:

Letter from Judy Zink regarding Catskillview Rd subdivision and Stewardship on Millbrook Rd.

Letter from the Department of Health regarding Stewardship on Millbrook Rd.

Letter from Department of Health for Poccia Subdivision.

Numerous subdivision filings from Columbia County Clerk.

Rural Futures magazine.

Training for Municipal Officials sponsored by Columbia County Planning Board for Planning and Zoning on November 30, 2006 presented by New York State Department of State.

Letter from the Town of Claverack Comprehensive Plan Committee updating their progress.

Packet from Columbia Land Conservancy celebrating their 20th anniversary.

Letter from town resident Howard Brandston regarding the Won Buddhism of America site plan reviews currently being heard before the Town of Claverack ZBA.

Pamphlet from Bond, Schoeneck & King PLLC , Saratoga Associates who are sponsoring a Comprehensive Planning seminar on December 14, 2006

Building Inspector report

Letter from concerned citizens regarding the MorningStar proposed subdivision. Chairman Brousseau informed the Board and audience that this is not yet before this Board or ZBA until a decision is made by the Town of Claverack Town Board regarding re-zoning the area. Letter will be on file.

Planning Board Cases for 11/06/06:

Robert Kavanaugh asked to be recused from the Stewardship on Millbrook Rd. due to the fact that he is an adjoining landowner.

Stewardship on Millbrook Rd.

Andrew Gilchrist, Brad Allen present. Letter from the Department of Health Mr. Gilchrist informed the Board that Mr. Bossolini has received the comment letter from Town Engineer Joe Romano and he is currently going through with Mr. Gilchrist. County Department of Health letter stipulates that they require a 48-lot design. Mr. Gilchrist informed the Board that this would most likely not be finished by the December meeting. Mr. Gilchrist is asking that the Board give conditional approval contingent on DOH approval.

DEC wetlands region #4 requesting that wetland plan be modified regarding the depth of the large pond area. Mr. Bossolini has the letter from DEC and will forward to Rob and Joe. Mr. Gilchrist will re-submit, and ACOE and DEC permits are expected soon. Homeowners Association is in draft form and added to the file and forwarded to Rob Fitzsimmons and Chairman Brousseau. Not yet submitted to the Attorney Generals office until the project is approved. Brad Allen reviews with the Board the HOA Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens of the Stewardship on Millbrook Rd. Homeowners Association. Plat Plan will accompany HOA document with each lot. Mr. Allen reviewed some of the restrictions with the Board. Also informed the Board that the Carson restrictions will be noted in the HOA and on the Plat Plan. Rob Fitzsimmons received the draft copy today and will review it at length. Rob will address the HOA with a comment letter to Mr. Gilchrist. Next meeting the applicant will submit and will forward to Joe Romano a color-coded Plat Plan. Asking the Planning Board to consider Final Conditional Approval pending DEC approval at the December 2006 meeting. Chairman Brousseau asked Rob Fitzsimmons if the Board can give the application conditional final approval in December without the DOH approval. Rob Fitzsimmons and Joe Romano would like to see the DEC approval first. Copies of the DOH letter given to Joe Romano and Robert Kavanaugh. Chairman Brousseau opened the meeting to public comment at 7:55 PM. Mike Brandon asked if any of the lots within the subdivision could be subdivided again in the future. Mr. Gilchrist answered no. Mike Brandon also asked if there are restrictions within the HOA regarding restrictions to occupancy and home offices. Mr. Allen answered yes there are restrictions in the HOA regarding both of these items. Rob Fitzsimmons will address the issues of the ZBA. Continued public hearing to December meeting.

Robert Kavanaugh re-enters the meeting.

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

**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
Not Attending. Asked to be continued to December 2006.**

CloverHills/ Milligan/Birch Builders Subdivision: Re-submitting of a previous subdivision.
Bob Titus and Thomas Shepardson representing.
Letter from Valerie Barbaro read by Chairman Brandon regarding roadway behind her property within the Cardinale development. Submitted to file. Chairman Brousseau informed the audience and Board members that the applicant's proposal is meeting the requirements of the Planning Board Subdivision Regulations. Bob Titus submitted maps to the file. Same plans just new maps. DOH letter received and submitted with concerns being addressed by Bob Titus. Archeological study for Phase I is done and will be issued soon. All lots are buildable but some of the leach fields will need to be "tweaked". Phase II lots are also perk tested. Roadway is +/- 20 feet from the edge of the property owners in the Cardinale development. Judy Zink asked whether the applicant has looked into designing burms with plantings or some type of fencing to alleviate the concerns of Ms. Barbaro and Mr. Mueller. Bob Titus answered that there are already existing trees and shrubs. Rob Fitzsimmons suggested that if the applicant were favorable to these ideas to contact Highway Supervisor Louis LaMont. Bob Titus stated that he is not against either of the ideas but the burm and or fencing would be on Town right-of-way so who will maintain and monitor. Rob Fitzsimmons told Bob Titus to contact Louis LaMont with the ideas and to get answers or suggestions from him. Bob Titus asked the Board if the burm or fencing could be a condition of Phase I because the roadway ends at the cul-de-sac. Joe Romano stated that the burm or fence should be addressed in Phase I to start plantings prior to the Phase II build-out so trees have time to mature. What is the time frame for Phase II build-out? Chairman Brousseau asked the applicant to bring to the next meeting: 1. Big plat plan maps. 2. Archeological survey. 3. DEC

comments addressed in plans. Chairman Brousseau opened the meeting to public comment at 8:17 PM. Nathan Chess asked the Board if they had reviewed the Comprehensive Plan from 1970 regarding roadway construction. He felt that most of the time the roadway is able to be re-configured but is too costly to the developer. He asked that the Board review the Comprehensive Plan. No further comments. Continued to the December meeting.

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

Asked to be continued to the December meeting as per Robert Kavanaugh.

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

Asked to be continued to Spring of 2007 due to the fact that the time frame to have the DOH perform the perk test had run out.

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

Chairman Brousseau informed the Board that he had heard from the applicant asking to be continued to the December meeting

Informal:

Tranchita, Paul and Andrea/Blackberry Hill Farm: Boundary Line Adjustment. 94 Miller Rd. Claverack Asking to move the Boundary Line of a previously approved subdivision 20+/- feet. Need to supply the Board with maps showing the correct amount of land to be added and subtracted from the parcels. Need to forward a copy of the deeds to Rob Fitzsimmons showing land conveyed from lot # and added to lot #. Applicant will return in December.

Chairman Brousseau then asked the Board members to help fill out a Columbia County Planning Board Survey.

Motion to adjourn at 8:47 PM was made by 1st Stephen Hook with a 2nd from Judy Zink. All members were in favor. Motion carried. Meeting adjourned.

The next meeting for the Town of Claverack Planning Board will be held on Monday, December 4, 2006

Respectfully submitted

Jodi Keyser
Secretary