

**TOWN OF CLAVERACK
PLANNING BOARD**

**Minutes: December 3, 2007
7:00 PM**

Approved 1/7/08

Chairman Jay Brousseau called the December 3, 2007 meeting of the Town of Claverack Planning Board to order at 7:00 p.m. Planning Board members present were: Chairman Brousseau, Virginia Ambrose, Judy Zink, Daniel Northrup, Stephen Hook, Caren Mahar, Secretary Jodi Keyser, Engineer Joe Romano, and new member Nathan Chess. Attorney Rob Fitzsimmons is detained at another meeting.

A correspondence from the Town of Claverack Comprehensive Plan Committee with a draft copy of Version #4. Chairman Brousseau will drop the single copy off at the Town office building to be copied for all Board members.

Minutes of November 5, 2007 meeting reviewed by the Board members. Motion to accept the minutes as written was made by 1st Caren Mahar with a 2nd from Judy Zink. All members were in favor. Motion carried.

Planning Board Cases for 12/3/07:

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.

Chairman Brousseau informed the Board and interested audience members that the representatives for the Catskill View Rd. project called on 11/14/07 to inform him they were not planning to attend tonight's meeting. Chairman Brousseau also informed the Town office building to have this information added to the website. Mr. Howard Brandston stated that he had no time to look for this information on the website and was unaware of the applicant not attending. Chairman Jay Brousseau will call Mr. Brandston in the future should the applicant ask to be continued.

CloverHills/ Milligan/Birch Builders Subdivision: Re-submitting of a previous subdivision.

Mr. Brad Allen and Bob Titus were present. The parties met in the hallway before the meeting to discuss the issues of berms and plantings with Valerie Barbaro and Allen Mueller. Mr. Allen informed the Board that the parties were in agreement for the berms and plantings at this time. Mr. Titus will draw new maps showing the revisions. Phase I drawing shows berm with plantings located at the back of Mr. Mueller's property with a line of 20 trees planting along the side. Phase II drawing shows increasing the number of trees along the side of the Mueller property to 27 adding 7 trees to the row and the berm located at the back of Ms. Barbaro's property. The berm behind Ms. Barbaro's property will consist of 2 rows of 17 trees totaling 34 trees planted in staggered on a two-foot high berm. Ms. Barbaro submitted two letters to the file. The plan also shows 5 trees planted in a row at the low drainage spot between the two berms. Chairman Brousseau asked Ms. Barbaro if she was in agreement with the new plan. Ms. Barbaro wanted it made clear that the berm behind her property will not be built until Phase II is approved and that the berm will be complete prior to any construction on the Phase II properties.

Joe Romano is concerned with erosion of the berm on the Mueller property and asked Mr. Titus to show erosion control on the new plans. Also Mr. Romano informed Mr. Titus to show that the trees are not planted on the strip of land that will be dedicated to the Town of Claverack by placing a note on the plans. Make clear that the Town of Claverack is not responsible for plantings, berms, and maintenance of either of these items. Ms. Barbaro asked who would be responsible for maintaining the berms and plantings. Also Ms. Barbaro wanted to know if the berm maintenance would be in the deeds of the properties. Joe Romano informed Ms. Barbaro that this type of restriction is hard to enforce. Mr. Allen will look into deed restrictions with regard to the berms and plantings. Nathan Chess stated that if all of the parties are in agreement then there should be something in writing between the developers, Mr. Mueller, and Ms. Barbaro. Joe Romano stated that the agreement would be part of the subdivision itself. Ms. Barbaro wants something in writing to protect her and Mr. Mueller. Ms. Barbaro wants assurances that berms and plantings will be complete prior to construction of Phase I for Mr. Mueller's berm and prior to Phase II for Ms. Barbaro's berm. Mr. Allen will work with Rob Fitzsimmons on drafting a Preliminary Plat Plan Resolution including new planting plans for January meeting. Applicant will return in January with Preliminary Plat Plan Resolution, new detailed plans with regard to the berms and plantings, and a SEQRA resolution. Continued to January meeting.

Singleton, Joseph Subdivision: 2 parcels from 14.206 acres Tax Map # 141.00-01-03.111 Located at 241 Millbrook Rd. Department of Health approval letter submitted 12/3/07. Lot sizes meet both current regulations and proposed regulations as described in Comprehensive Plan Version 4. Note driveway egress and ingress easement. Mr. Singleton did not want to put implied easements but will contact Rob Fitzsimmons to discuss. SEQRA long form submitted 12/3/07. Classified previously as a 2 lot major subdivision. Maps need to show

proposed septic on parcel #2 and keep the deep test sites also on maps. Need to hear from Ag Data letter. Chairman Brousseau deemed the application complete. Continued to January 7, 2007.

Ronsani, Joseph Subdivision: 2 parcels from 8 +/- acres. Tax Map # 112 . - 1 - 41 located at 512 Rte 217.
No show. Waiting for letter from the County regarding crossing over old railbed.

Chairman Brousseau asked the Board members how they want a possible snow cancellation handled. Joe Romano informed Chairman Brousseau that he would appreciate a call for cancellation no later than 5:00 p.m. Chairman Brousseau stated that he will decide to cancel by 4:30 p.m. Also Chairman Brousseau would like a list of Board member e-mail addresses.

Chairman Brousseau informed the Board that Town Board member Kippy Weigelt would like to have input from the Planning Board members regarding the Comprehensive Plan.

Board member Daniel Northrup informed Chairman Brousseau that he would be out of the area until April of 2008.

Motion to adjourn the December 3, 2007 meeting of the Town of Claverack Planning Board at 8:04 p.m. was made by 1st Stephen Hook with a 2nd from Daniel Northrup. All members were in favor. Meeting adjourned.

The next meeting of the Town of Claverack Planning Board will be held on Monday, January 7, 2008 at 7:00 p.m.

Respectfully submitted,

Jodi Keyser
Secretary