

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes  
December 4, 2006  
7:00 PM**

**APPROVED 1/9/2007**

The December 4, 2006 meeting of the Town of Claverack Planning Board was called to order by acting Chairman Robert Kavanaugh at 7:07 PM.

Members in attendance were as follows: Robert Kavanaugh, Stephen Hook, and Daniel Northrup. Judy Sink, Joe Romano, Cailin Brennan for Rob Fitzsimmons.

Absent with regret: Jay Brousseau, Virginia Ambrose, Rob Fitzsimmons.

Minutes of November 6, 2006 meeting were reviewed. Minor changes of heath to health and Mr. Quackenbush is changed to Bob Titus.

Motion to accept the revised minutes was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Judy Zink. All members were in favor. Motion was carried.

Planning Board Cases for 12/04/06:

Stewardship on Millbrook Rd.

Correspondence was received from Mr. Gilchrist asking for continuance to the January 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

Correspondence received via fax informing the Board the applicant wished to be continued to the January meeting.

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

Mr. Brozowski and Mr. Titus were present. New maps submitted 11/20/06. Town engineer/Clough Harbour response dated 11/30/06. EAF signed and submitted to file. Acting Chairman Kavanaugh opened the meeting to public hearing at 7:40.

Valarie Barbaro 23 Macoun Ave asked whether the Board has looked into the Comprehensive Plan of 1970 that Mr. Chess brought up at the last meeting that roadways could be re-aligned. Joe Romano answered that the Comprehensive Plan is only a drawing board and is nothing without Zoning Laws. The roadway as part of the subdivision plan conforms to the subdivision regulations therefore the Board can not ask the applicant to change something that conforms. Ms. Barbaro has looked into the DEC allowing the roadway through the wetland. Mr. Brozowski stated that this is not true the DEC will not allow them to put the roadway through the wetlands.

Ms. Barbaro and Mr. Mueller have discussed the possibility of a berm with plantings along the back of their properties to alleviate the noise, lights, and sight of the roadway. This is still in the planning stage with the developer, Ms. Barbaro, and Mr. Mueller. The size, shape, and types of plantings are in discussion. Mr. Brozowski stated that the berms will be situated at the low areas of these properties and will create a drainage system to help the wet area that is already there. Continued to January meeting.

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

Applicant asked for a continuance via representative.

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

Continued to Spring.

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

No Show

Tranchita, Paul and Andrea/Blackberry Hill Farm: Boundary Line Adjustment. 94 Miller Rd. Claverack

Andrea Tranchita and Doug Culhene (purchaser) were present. New maps submitted with notes. After Cailin Brennan reviewed the deeds she informed the applicant that the calls on the maps do not match the deed description for the parcels. She asked that the representative for the applicant, Kevin Thiemann needs to contact Rob Fitzsimmons to straighten out the maps with the deed. The new maps are correct. Acting Chairman Robert Kavanaugh asked the Board to make a motion for classification.

Motion to classify as a Class 1 Boundary Line Adjustment with DOH and DOT waived was made by 1<sup>st</sup> Daniel Northrup with a 2<sup>nd</sup> from Stephen Hook. All members were in favor. Motion was carried.

Acting Chairman Kavanaugh opened the meeting to public hearing at 7:30. No comments public comment was closed. Acting Chairman Kavanaugh asked the Board for a motion. Motion was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Dan Northrup for

Conditional Approval of a Class 1 Boundary Line Adjustment pending Rob Fitzsimmons and applicant match deed description to the map, and allow Chairman Jay Brousseau to stamp maps after Rob Fitzsimmons and Chairman Brousseau confer that deeds and maps match. All members were in favor. Motion was carried. Applicant was asked to contact her attorney and have said attorney contact Rob Fitzsimmons and Chairman Brousseau to set a time to review deed descriptions and maps and have maps stamped. Final fees in the amount of \$120.00 are due.

Board members and Acting Chairman Kavanaugh looked at the meeting date for January. The Board agreed that the 1<sup>st</sup> Monday of the month is New Year's Day and the 2<sup>nd</sup> Monday of the month is Town Board meeting. With that the Board decided to hold the January meeting on Tuesday, January 9<sup>th</sup> @ 7:00 PM at the Town Office Building on Church Street. Town Court is held in the Town Hall on Tuesdays.

Motion to adjourn the meeting was made by 1<sup>st</sup> Stephen Hook with a 2<sup>nd</sup> from Daniel Northrup. All members were in favor. Motion was carried. Meeting was adjourned at 7:57 PM.

Respectfully submitted,

Jodi Keyser  
Secretary