

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes of Meeting on April 2, 2012  
7:00 p.m.**

**APPROVED 5/7/2012**

**Chairman Stephen Hook called the April 2, 2012 meeting of the Town of Claverack Planning Board to order at 7:03 p.m.**

**Members in attendance were: Chairman Stephen Hook, Caren Mahar, Scott Cole, Brian Goodrich, Judy Zink, Virginia Ambrose, engineer Ray Jurkowsky, attorney Rob Fitzsimmons, and secretary Jodi Keyser**

**Absent with regrets: Nathan Chess**

**Correspondence: Received a letter of resignation from Caren Mahar effective June 2012.**

**Members reviewed the Minutes of March 5, 2012 meeting. New member Scott Cole was omitted from the minutes and will be corrected.**

**Motion to approve the corrected minutes of March 5, 2012 was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried**

**CONTINUING APPLICATIONS:**

**NEW APPLICATIONS:**

**Trillium Acres LLC: 128 Thelman Rd. Tax Map #(SBL) 122 . – 1 – 30.  
Subdivision of 55.313 acres into 2 parcels of 16.16 acres and 39.153 acres respectively.**

Paul Hess was present for the application. Mr. Hess submitted a completed Ag Data form, SEQRA, and CCDOH perk testing. Mr. Hess stated that he spoke with Jon Wilder regarding DEC wetlands and there are no wetlands on the property and the small stream does not have a name. Mr. Hess was asked for maps showing the house, septic, well and driveway site on maps. Ray Jurkowsky asked if there is a culvert on the farm road entrance. Chairman Hook informed the applicant that the driveway will need to be relocated at least 10 feet from the property line and needs to have the distances for the driveway shown. Ray Jurkowsky informed the Board that according to the TOC Highway work permit for the driveway Mr. Lamont indicated that no culvert is required. Mr. Hess informed the Board that he still plans to install a culvert at the driveway. Set public hearing for May meeting.

Continued to May.

**Town of Claverack/Jean V. March & Samuel D. March III Boundary Line**

**Adjustment:** Intersection of NYS Rte. 9-H & 23 and Schoolhouse Rd. Tax Map #(SBL) 131 . 00- 01 – 75 . 111 and Tax Map #(SBL) 131 . 00 – 01 – 98. Boundary Line adjustment between the Town of Claverack, Jean V. March and Samuel D. March III to re-align the intersection of Schoolhouse Rd. and NYS Rte. 9-H & 23.

Rob Fitzsimmons presented the application and represented the Town of Claverack. Mr. Fitzsimmons explained the application to the Board as a land swap agreement between the Town of Claverack, Samuel D. March III and Jean V. March. Mr. Fitzsimmons informed the Board that the current intersection is dangerous because of its low angle. Mr. Fitzsimmons continued that the Town of Claverack and the March families have agreed to a land exchange to mitigate the intersection. Mr. Fitzsimmons explained that the Town of Claverack is seeking to install a 90° intersection at the site by obtaining parcel #1 from March, conveying parcel #2 to Jean V. March and abandoning Valley Lane and conveying that parcel to Samuel D. March. Virginia Ambrose commented that it appears the March families are getting a lot for a little. Motion to waive the application fee was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried. Rob Fitzsimmons informed the Board that the action was approved by the Town of Claverack Board. Set for public hearing at the May meeting. Rob Fitzsimmons supplied TOC Highway and March title search to Ray Jurkowsky. Motion to classify Boundary Line Adjustment between Jean V. March and Samuel D. March III to be conveyed to the Town of Claverack as a minor Boundary Line Adjustment was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried. Set public hearing for May meeting. Continued to May.

**INFORMAL APPLICATION:**

**Kinney, Stewart:** Corner of NYS Rte. 9-H & Rte. 66 Claverack. Tax Map #(SBL) 101 . 00 – 01 – 8 . 1 Subdivision of 28.6 +/- acres into two parcels of 19.7 & 8.85 acres respectively.

On March 28<sup>th</sup> Surveyor Van Alstyne asked to be on the agenda to informally present an application for the above.

Stewart Kinne and Mr. Van Alstyne his surveyor were present for the informal application. Mr. Van Alstyne reviewed for the Board the subdivision of Mr. Kinne's property which contains both his residence and his commercial business Columbia Tractor at the intersection of NYS Rte. 9-H and NYS Rte. 66 in Claverack. Mr. Van Alstyne stated that the parcel that contained the recently torn down brick tavern building is a separate parcel and not part of this subdivision. Mr. Van Alstyne continued that Mr. Kinne is subdividing his private residence as parcel #1 containing 19.7 acres from his business parcel #2 which will contain 8.85 acres. Virginia Ambrose noticed that the driveway of the private residence is partially on another parcel. Mr. Kinne stated that is correct and the parcel belongs to his daughter. Ray Jurkowsky asked if Mr. Kinne has a maintenance agreement or easement. Mr. Kinne informed the Board that he will provide a maintenance agreement. Caren Mahar asked that the maps show the distance of the house from bordering properties, distance between the house and the well and septic. Mr. Kinne submitted the formal application on 4/2/12.

Needs for application are maintenance agreement/easement for driveway, distances of

house site to bordering properties, distance between house and septic, well clearly delineated, Ag data completed, and \$200.00 application fee. Continued to May meeting.

**Catskillview Rd. Subdivision:** Tax Map #(SBL) 132 – 1 – 50 .212, Tax Map#(SBL) 132 – 1 – 50 . 211, and Tax Map #(SBL) 132 – 1 – 50 . 122 Seeking modification of a previously approved subdivision located at Catskill View Rd. to merge three previously approved subdivided lots into one parcel.

Mr. Francis Roche supplied new maps as requested showing all of the changes to the subdivision. Maps were stamped and signed.

**Motion to adjourn the April 2, 2012 meeting was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Meeting adjourned at 7:50 p.m.**

Respectfully submitted,  
Jodi Keyser  
Secretary