

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: December 6, 2010
7:00 P.M.**

Approved April 4, 2011

Chairman Jay Brousseau called the December 6, 2010 meeting of the Town of Claverack Planning Board to order at 7:00 PM

Members in attendance were: Chairman Brousseau, Caren Mahar, Judy Zink, Stephen Hook, Nathan Chess, Attorney; Barrett Mack, Engineer; Joe Romano, Secretary; Jodi Keyser

Absent with regrets: Virginia Ambrose

Correspondence:

Talk of the Towns & Topics – November/December issue.

Town of Claverack Building Inspectors Report for September 2010

Letter from Supervisor Andrews regarding escrow accounts.

Letter from Supervisor Andrews regarding Town of Claverack Year end party on 12/29/10 6:00 PM at the Town Hall Building.

Board members reviewed the minutes of November 1, 2010 meeting.

Motion to approve the November 1, 2010 minutes as written was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

Skabowski, Dana & Joseph: Boundary Line Adjustment located at 144 County Rte. 27-B. Tax Map #(SBL) 131 – 01 – 59 . 1 and 131 – 01 – 59 . 22

Surveyor Jeff Plass was present for the application. Mr. Plass reminded the Board members that the Skabowski family is seeking to adjust the boundary lines between their two separate parcels of property to make the parcels nicer. Chairman Brousseau asked if Rob Fitzsimmons had reviewed the rewritten deeds. Barrett Mack informed the Board that as of the meeting date neither he nor Rob Fitzsimmons had received the new deeds to review. Chairman Brousseau reminded the Board that DOH is waived due to existing well and septic, Ag. Data, and SEQRA are submitted. Mr. Plass informed the Board that his clients are considering an addition to their current residence and the possible sale of the other parcel in the future. Mr. Plass asked the Board if they would consider a conditional approval pending deed review by Rob Fitzsimmons. Chairman Brousseau reminded the Board that the application was classified as a Class 1 Boundary Line Adjustment at the November meeting. Chairman Jay Brousseau asked if the Board had concerns or questions. No issues addressed by the Board. Joe Romano reviewed the SEQRA. Chairman Jay Brousseau informed the Board that the application has been legally noticed for public hearing at this meeting. Chairman Jay Brousseau opened the meeting to the Public Hearing at 7:13 PM. No public comments. Closed Public Hearing at 7:13.

Motion for negative declaration on SEQRA was made by Nathan Chess with a second from Caren Mahar. All members were in favor. Motion carried.

Motion to approve a Class 1 Boundary Line Adjustment with the condition of revised deeds reviewed by TOC Attorney Rob Fitzsimmons and subsequently allowing Chairman Jay Brousseau to sign and stamp maps when condition is met was made by Nathan Chess with a second from Caren Mahar. All members were in favor. Motion carried. Mr. Plass paid final approval fees of \$100.00.

NEW APPLICATIONS:

Tri-Form Enterprises Inc.: Tax Map #(SBL) 141 . – 3 – 1 Merger a 49-lot previously approved subdivision into 1(one) parcel consisting of 234 acres for the establishment of a non-profit group/family

home – membership club for individuals with disabilities. Located at former Stewardship on Millbrook Rd. property

Secretary Jodi Keyser informed the Board members that the applicant did not contact her prior to the meeting but they are also on the agenda for the TOC ZBA which might be the first step before they will appear before the Planning Board.

Informal:

Shumsky, Steve & Jennifer.

The Shumskys appeared before the Planning Board seeking advice on subdividing their property located on a private road off of County Rte. 27 in Churchtown. The Shumskys explained that they live in a double wide home located on a parcel consisting of approximately 3 +/- acres. The problem is that the parcel also contains their parent's house and a large garage. The property is actually owned by Mr. Shumskys parents. Mr. Shumsky explained that his father is very ill and his mother is also not in the best of health so they would like to subdivide the property before anything happens. Mrs. Shumsky explained that the homes share a well but have separate septic systems. After reviewing the hand drawn map and listening to Nathan Chess the Board members suggested they appear before the TOC ZBA because of the number of issues involved. Chairman Brousseau informed the Shumskys that the best place to start would be with the TOC ZBA because of the area variances for septic, well, and garage issues. Mr. & Mrs. Shumsky are scheduled for the ZBA meeting to be held on December 8, 2010.

Motion to adjourn the meeting was made by Stephen Hook with a second from Caren Mahar. All members were in favor. Motion carried. Meeting adjourned at 7:50 PM.

Board member Stephen Hook informed the Board that he is scheduled to be out of town for the next meeting date of January 3, 2011. Chairman Jay Brousseau instructed Secretary Jodi Keyser that if there were no new applications by December 20, 2010 for the January meeting then the meeting is cancelled.

Respectfully submitted,
Jodi Keyser
Secretary