

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: July 5, 2011
7:00 p.m.**

Approved August 1, 2011

Chairman Stephen Hook called the July 5, 2011 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Hook, Virginia Ambrose, Judy Zink, Jay Brousseau, Brian Goodrich, Nathan Chess, attorney; Rob Fitzsimmons; engineer; Paul McCreary, and secretary; Jodi Keyser

Absent with regrets: Caren Mahar

Correspondence:

**Letter from Francis Roche regarding the Catskill View Subdivision
Rural Futures**

Town of Claverack Building Inspector's report for February 2011 – May 2011

Board members reviewed the minutes of the June 6, 2011 meeting.

Motion to approve the June 6, 2011 minutes was made by Jay Brousseau with a second from Virginia Ambrose. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

Shumsky, Ann Subdivision: Tax Map #(SBL) 141 – 01 – 39 Subdivision of 3.821 acres located at 2281 NYS Route 27 Stop 16.

Secretary Jodi Keyser informed the Board she had received a copy of a notarized roadway maintenance agreement from Mr. Shumsky, which was the final condition needed for approval. Rob Fitzsimmons reviewed the document.

Maps were then stamped and signed. Jodi Keyser will notify Jeff Plass that his client's maps were ready to be filed but the final fees of \$200.00 were required. Mr. Plass will pick up the maps and payment for final fees will be made at that time.

Caputo, Jack & Kathleen Subdivision: Tax Map #(SBL) 132 . 00 – 02 – 02 Subdivision of 5.1 acres into two parcels located at Oak Hill Rd – 840-feet north of Old Barrington Rd.

Daniel Russell informed the Planning Board Secretary that the applicant has not had the perk testing completed and asked to be continued.

Route 217 LLC: Tax Map #(SBL) 121 . 00 – 01 – 42 Subdivision of 79+/- acres of the Runyon farm property, which lies south of NYS. Rte. 217 into two separate parcels of 22 acres and 57 acres respectively.

Mr. Mattikow informed Rob Fitzsimmons that some issues have surfaced regarding the purchase of the property therefore he has asked to be continued until the situation is resolved.

Route 217 LLC: Tax Map #(SBL) 121 . 00 – 01 – 41 and 121 . 00 – 01 – 39 and 121 . 00 – 01 - 40 Subdivision of a portion of the of the Runyon farm property, which lies south of NYS. Rte. 217 into two separate parcels.

Mr. Mattikow informed Rob Fitzsimmons that some issues have surfaced regarding the purchase of the property therefore he has asked to be continued until the situation is resolved.

Nielsen, Karen – Tax Map #(SBL) 132 . – 1 – 43 Subdivision of approximately 2 acres into 2 separate parcels located at 391 & 395 Bates Rd. Ext.

Karen Nielsen was present for her application along with Mr. Van Alstyne her surveyor. Received Ag Data statement and SEQRA. Open to public hearing at 7:06 p.m. No public comment. Closed public hearing at 7:07 p.m. Rob Fitzsimmons reviewed the SEQRA for the Board.

Motion to for Negative Declaration for SEQRA was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried. Mr. Van Alstyne supplied a new map showing location map and standard notes.

Motion to approve 2-lot minor subdivision was made by Judy Zink with a second from Jay Brousseau. All members were in favor. Motion carried.

Maps were stamped and signed. Final fees of \$200.00 were paid.

Beginnings Properties: Tax Map #(SBL) 122 . – 1 – 39 . 2 and 122 . – 1 – 40 . 12 Boundary Line Adjustment of current lots of 50.26 acres and 36.10 acres into parcels of 46.36 acres and 40.00 acres located at Roxbury Rd. and Theilman Rd.

Mr. Russell informed the Planning Board Secretary that Mr. Koskey and Mr. Bervy asked him to make a slight change to the initial Boundary Line Adjustment that was submitted at the June meeting. Due to the lateness of this request Mr. Russell did not have adequate time to make the change and therefore has asked for the application to be continued.

Futterman, Enid: Boundary Line Adjustment of 19 acres from parcel #1 Tax Map # 132 . 00 - -2 – 29 . 111 located at Theilmann Rd. and Old Barrington Rd. being merged to parcel #2 Tax Map # 132 . 00 – 02 – 50 located at 661 Route 23.

Ms. Futterman and Mr. Russell, surveyor was present for the application. Mr. Russell reminded the Board members of the application that he informally submitted at the June meeting. Mr. Russell stated that parcel #1 will be accessible from Old Barrington Rd. Ms. Futterman explained that she is moving the current boundary line of the two parcels that she owns. Ms. Futterman stated that she is moving the boundary line back to its original location. Ms. Futterman continued that she is selling both parcels to the same buyer but that person is purchasing northern parcel this year and the southern parcel next year. Needs deed descriptions rewritten. Nathan Chess asked if both parcels have been perk tested. Ms. Futterman answered no only one of the parcels has been perked but the buyer is not planning to build on the un-perked parcel. Nathan Chess then asked Rob Fitzsimmons if the Board should require perk testing on both parcels. Jay Brousseau stated that the application is for a Boundary Line Adjustment to change the size of the parcels only. Jay Brousseau continued that since parcel #1 was perked and many sites surrounding this property on Old Barrington Rd. were perked he felt that the Board could accept the BLA without requiring both parcels being perked. Paul McCreary asked if the double line indicates a stream on the property. Mr. Russell replied yes there is a Class C stream on the property but there is no plan to build within 100-feet of the stream. Paul McCreary asked if Mr. Russell would make a note of no building within 100-feet of the stream on the map. Mr. Russell replied that he could place a note on the map indicating the condition of no building within 100-feet of the stream. Paul McCreary then asked if this portion of Theilman Rd. is abandoned. Ms. Futterman stated yes it is abandoned as far as she knew. Mr. Russell stated that he would ask former TOC highway superintendent or Bill Spampinato for any information they might know. Jay Brousseau remembered that the TOC has not had this section of roadway in its inventory since the 1970's but he did not know the exact details. Paul McCreary stated that this would clean up roadway issues. Nathan Chess stated that this is a valid concern that has been pushed down several times and needs to be cleaned up for the benefit of future buyers. Nathan Chess continued that the Planning Board should make sure that this section of Theilman Rd. has been officially abandoned by the TOC Board. Jay Brousseau stated that there are two ways that the TOC Board can officially deem Theilman Rd. abandoned. One way is for Ms. Futterman to send a letter to the TOC Board stating that she has no interest in Theilman Rd. and wishes for the TOC to officially abandon the roadway.

Set for public hearing for August 1, 2011.

Catskill View Rd. Subdivision:

Members discussed a correspondence that was received from Francis Roche regarding the Catskill View Rd. Subdivision. Mr. Roche's client, Chris Jones is asking for approval to officially name an internal roadway within the subdivision Catskill View Farm Rd. Board members discussed the roadway name but did not remember any names during the Site Plan Review of the subdivision. Motion to approve naming the internal roadway within the Catskill View Rd. Subdivision as Catskill View Farm Rd. was made by Nathan Chess with a second from Jay Brousseau. All members were in favor. Motion carried. Secretary Jodi Keyser will write Mr. Roche informing him of the Planning Board's decision.

Motion to adjourn the meeting was made by Virginia Ambrose with a second from Judy Zink. All members were in favor. Motion carried. Meeting was adjourned at 7:35 p.m.

**Respectfully submitted,
Jodi Keyser
Planning Board Secretary**