

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes: June 7, 2010  
7:00 p.m.**

Approved 9/13/10

**Chairman Jay Brousseau called the June 7, 2010 meeting of the Town of Claverack Planning Board to order at 7:01 p.m.**

**Members in attendance were:**

**Chairman Brousseau, Virginia Ambrose, Stephen Hook, Daniel Northrup, Judy Zink, Nathan Chess, Attorney; Barrett Mack, Engineer; Joe Romano, and Secretary; Jodi Keyser**

**Correspondence were received from the following:**

**CC DOH regarding Millbrook Rd. East side.**

**TOC Building Inspector's report January – May 2010**

**Town Topic Magazine for Spring 2010**

**CC Land Conservancy letter 5/17/10 Pattern for Progress**

**Board members reviewed the minutes of the May 3, 2010 meeting. Motion to approve the minutes of May 3, 2010 was made by Stephen Hook with a second by Virginia Ambrose. All members in favor. Motion carried.**

**Chairman Jay Brousseau asked Secretary Jodi Keyser if the Clover Hills/Birch Builders had paid their final fees to the Town office on May 4, 2010 as promised by Ed Brzozowski. Secretary Jodi Keyser stated that a receipt for \$10,000 was received dated June 7, 2010 for the Recreational Fees but the applicant was short \$1,800.00 for the final fees. Chairman Jay Brousseau will call the applicant and Mary Jean Hoose regarding the shortage.**

**Garrido, Michael & Nieves: Tax Map #(SBL) 131 . 00 – 01 - 55 2-lot Minor Subdivision 67 Catskillview Rd.**

Jeff Plass representative for the application was present at the meeting. Mr. Plass reviewed for the Board that his client owns approximately 15 acres on Catskillview Rd. and is seeking to subdivide into two parcels of 2.2 acres and 13 acres respectively. Mr. Plass submitted a TOC driveway permit from Louis Lamont on 6/7/10. Letter from CC DOH regarding perk testing submitted 6/7/10. Joe Romano reviewed the SEQRA for the Board.

Previously classified as a 2-lot minor subdivision. Chairman Jay Brousseau opened the meeting to public comment at 7:13 p.m. Comment from Robert Gagen positive should be approved. Closed public comment at 7:14 p.m.

Motion for Negative Declaration with regard to the SEQRA was made by Judy Zink with a second by Daniel Northrup. All in favor. Motion carried.

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

Mr. Plass paid final fees of \$200.00. Maps were stamped and signed.

**Bradley, Joel/C.G Crafts: BLA 39 Maple Ave. Tax Map # 121 . 3 – 1 – 35 Lot line adjustment between C.G. Crafts and Joel Bradley.**

Mr. Robert Gagen representative for the application. Previously classified as a Class 1 Boundary Line Adjustment. Barrett Mack informed the Board that due to conflict of interest Town Council asks to be reclude from the application. Deeds were reviewed by Clough Harbour and Associates with Joe Romano stating that one minor typographical error was found. Chairman Brousseau reminded the Board that the application is exempt from TOC highway and CC DOH due to existing driveway and septic system. Mr. Gagen informed the Board that it is stated in the deed that this is an accession lot and can not be subdivided

in the future. Board members reviewed the maps. Chairman Brousseau reminded the Board members of the question Caren Mahar asked at last month's meeting stating that she felt that the BLA was adding to an already non-conforming parcel. Board members stated that they agree it is a non-conforming parcel but adding the BLA to the parcel makes it better and closer to conforming in size. No further Board questions. Chairman Jay Brousseau opened the meeting to public comment at 7:25 p.m. No comments. Public comment closed at 7:25 p.m.

Motion for Negative Declaration with regard to SEQRA was made by Nathan Chess with a second by Virginia Ambrose. All members were in favor. Motion carried.

Motion to approve Class 1 Boundary Line Adjustment was made by Judy Zink with a second by Daniel Northrup. All members were in favor. Motion carried.

Maps were stamped and signed.

Mr. Gagen will forward a check for final fees of \$100.00 to Secretary Jodi Keyser on 6/8/10.

**Board members discussed the next meeting scheduled for July 5, 2010, which is actually the day that the July 4<sup>th</sup> holiday is observed for workers. Board members decided to move the July meeting to July 12, 2010 but will cancel the meeting if no new applications are received by June 16, 2010. Motion to adjourn meeting was made by Stephen Hook with a second by Nathan Chess. All members were in favor. Meeting adjourned at 7:35 p.m.**

Respectfully Submitted,

Jodi Keyser  
Secretary