

**TOWN OF CLAVERACK  
PLANNING BOARD  
Meeting: June 4, 2012  
7:00 p.m.**

**Approved 7/2/12**

Chairman Stephen Hook called the June 4, 2012 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Stephen Hook, Caren Mahar, Judy Zink, Brian Goodrich, Scott Cole, Nathan Chess, engineer Ray Jurkowski, attorney Barrett Mack, and Secretary Jodi Keyser

Absent: Virginia Ambrose

Correspondence: Received from the Town of Claverack Town Board a notice of intent to serve as Lead Agency for the proposed Local Law 4 for 2012 for the new land use regulations, the zoning and subdivision laws.

Members reviewed the Minutes of May 7, 2012 meeting.

Motion to approve the May 7, 2012 meeting minutes was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

**CONTINUING APPLICATIONS:**

Kinne, 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.

Peter Van Alstyne was present for the application. Mr. Van Alstyne submitted new maps showing Mr. Kinne's daughter's house site as requested. Mr. Van Alstyne informed the Board that he had contacted Mr. Kinne regarding the wording for the easement between his property and his daughter's property i.e. driveway. Mr. Van Alstyne informed the Board that Mr. Kinne did not have the easement and deeds written because he is very busy at his work. Mr. Van Alstyne stated that he supplied Mr. Kinne with the lot descriptions and easement to review but too busy. Nathan Chess asked if the easement is filed with the subdivision maps. Barrett Mack stated that the easement is filed with the County Clerk's office with the maps.

Chairman Hook opened the meeting to public hearing at 7:07 p.m. No comments.

Chairman Hook closed the public hearing at 7:07 p.m. Barrett Mack informed the Board that they could conditionally approve the application pending easement and deed review by Rob Fitzsimmons' office. Barrett Mack will hold the maps for stamping and signing after review of the easement and deeds. Ray Jurkowski reviewed the Short EAF for the Board.

Motion for negative declaration with regard to SEQRA was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried.

Motion to conditionally approve the 2-lot minor subdivision pending easement and deed

description review by Fitzsimmons & Mack was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried. Maps will be stamped and signed when deed descriptions and easement are reviewed by Rob Fitzsimmons. Maps are held by Secretary Jodi Keyser. Final fees of \$200.00 were paid by Mr. Van Alstyne with a check.

## **NEW APPLICATIONS:**

### **Preusser, William & Joan Subdivision: Preusser Rd. Tax Map # (SBL) 133 . – 1 – 58 . 112**

Subdivision of 6.9 +/- acres into two parcels.

Malia and Phil Mossman were present for the application. Mr. & Mrs. Mossman informed the Board that the subdivision is actually of their property. Application stated William & Joan Preusser. Mrs. Mossman informed the Board that the property was owned by her parents but deeded to her and her husband. Mrs. Preusser stated that they are seeking to subdivide their property into 2 parcels for their two children. Mr. Preusser explained that one of the parcels would have access from Preusser Rd. and the other parcel would have access from a common driveway-easement. Nathan Chess informed the applicant that common driveways are not allowed under the current Zoning regulations and will require a Variance from the TOC Zoning Board of Appeals. Ray Jurkowski informed the applicant that the Town of Claverack requires a maintenance agreement between all parties on the easement. Brian Goodrich asked if the lots meet the minimum required size. Mrs. Mossman informed the Board that the entire parcel consists of over 7 acres so each parcel will be over 2 acres. Board members instructed the applicants to file for a Variance with the Town of Claverack Building Inspector Stan Koloski.

#### **Informal:**

Sam Wright approached the Board with a possible subdivision of his property located on Stevers Crossing and County Rte. 11. Mr. Wright informed the Board that he has had Dan Russell survey to subdivide his 78.84 acres into three or four parcels. Mr. Wright continued that he is keeping a parcel for his home, giving parcels to his two children, and keeping a parcel for agricultural use. Mr. Wright informed the Board that his parcel and one of the other parcels will have access from County Rte. 11 and the other parcel would have access via an old right of way made by his grandfather that is 60-feet wide. Nathan Chess informed Mr. Wright that using a right of way is currently against the Subdivision regulations and would require ZBA Variance. Board members discussed several possibilities with Mr. Wright but because the right of way would cross a named DEC

Classified creek it would be difficult. Mr. Wright was also informed by Ray Jurkowski that the right of way does not currently meet frontage requirements and therefore the subdivision creates a non-conforming parcel. Board members suggested Mr. Wright approach his uncle to purchase or do a Boundary Line Adjustment to meet the frontage.

Motion to adjourn the June 4, 2012 meeting was made by Caren Mahar with a second from Judy Zink. All members were in favor. Meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Jodi Keyser  
Secretary