

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes: March 1, 2010  
7:00 p.m.**

**Approved 4/5/10**

**Chairman Jay Brousseau called the March 1, 2010 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.**

**Members in attendance were: Chairman Brousseau, Caren Mahar, Stephen Hook, Nathan Chess, Judy Zink, Attorney; Barrett Mack, Engineer; Joe Romano, Secretary; Jodi Keyser  
Absent with regrets; Virginia Ambrose, Daniel Northrup**

**Correspondences were received from the following:**

**Clearwater letter**

**Letter from Town of Ghent regarding Haley subdivision.**

**Members of the Board reviewed the minutes of the February 1, 2010 meeting.**

**Motion to approve the minutes was made by Judy Zink with a second from Nathan Chess. All members, with the exception of Caren Mahar who abstained, were in favor. Motion carried.**

**Chairman Jay Brousseau informed the Board that he will be absent from the April 5, 2010 meeting and has assigned Judy Zink to chair the meeting in his absence.**

**Continuing Cases:**

**CloverHills/ Milligan/Birch Builders Subdivision:** 10-parcel subdivision located on Rte.9-H.

Chairman Brousseau informed the Board that he received word from the representatives for the application stating that they wish to be continued to the April meeting.

**Huehnel Alvin/Hyatt, Marcus & Brenda BLA:** Boundary Line Adjustment of .73 acres Tax Map #(SBL) 132 . - 1 - 25.

Secretary Jodi Keyser informed the Board that a letter was sent to Mr. Huehnel after the February meeting asking for information on the progress of his application. Mr. Huehnel called Mrs. Keyser on February 26, 2010 informing her that he is withdrawing his application at this time.

**Haley, Joe & Diane Subdivision:** 40 acres from 150 acres located at 391 Carpenter Rd.

Surveyor Pete Van Alstyne was present for the application. Letter from the Town of Ghent was submitted to the file giving the Town of Claverack lead agency for the application. Barrett Mack informed the Board that he and Rob Fitzsimmons have reviewed the updated deeds and find them satisfactory. Mr. Van Alstyne submitted new maps. Mr. Van Alstyne explains the maps for the Board stating that Joe Haley has purchased the 150 +/- acre Tip Top T Farm from the Tipple family and is seeking to subdivide a 40-acre portion off of the purchase to sell back to the Tipple family. Mr. Van Alstyne continues that the remaining 111 +/- acres will be added to Mr. Haley's current 20 +/- acres of property. Mr. Van Alstyne informed the Board that he has dropped off the curb cut application to the County office to Dave Nichols. The curb cuts will be off County Rte. 9 near the Tipple farm. Mr. Van Alstyne stated that he contacted Joe Romano to find out if he had a contractor dig deep hole sites and then have an engineer inspect them if the Board would accept a septic report from the engineer instead of having the County DOH do the perk tests. Mr. Van Alstyne stated that the property would not be built or developed for building sites. Chairman Jay Brousseau informed the Board and applicant that the Board has accepted such a report in the past with large portions of property that will not have house sites. Joe Romano also agreed to the report but it is up to the Board whether they will accept an engineers report stating the property will perk or not. Board members were in agreement that due

to the large size of the parcel and recently subdivided properties to the North the Town of Claverack Planning Board will accept engineer report with acceptable perk test sites. Nathan Chess asked if since Mr. Haley has entered into an agreement with the Columbia Land Conservancy when he joins the new 111 +/- acres to his current 20 +/- acres will the agreement include the entire 130 +/- acres which states that the property will not be developed. Mr. Van Alstyne stated that a new agreement will be drafted. Mr. Van Alstyne stated that he has sent copies of the maps to the Columbia Land Conservancy. Nathan Chess then asked why the map shows Parcel 1A and Parcel 1B. Mr. Van Alstyne stated that map notes state that 1A and 1B are one parcel. Chairman Jay Brousseau added that a squiggly line separating these parcels also indicates that they are one parcel and also in the deed. Chairman Jay Brousseau then started a punch list for the applicant, which includes curb cut approval and the letter from an engineer regarding the perk test sites. Chairman Brousseau continued that the Ag data letters and deeds are done. Nathan Chess stated that in his opinion the file for the subdivision should include a copy of the agreement between the applicant and the Columbia Land Conservancy. Chairman Jay Brousseau informed Mr. Chess that he is not sure if the Town of Claverack Planning Board has the jurisdiction to require the applicant provide that information. Chairman Brousseau then asked Mr. Van Alstyne to ask Mr. Haley if he would supply a copy of the agreement. Mr. Van Alstyne stated that he understands that there are two outstanding items for the application but he and his client would like to go forward with the public hearing. Chairman Brousseau informed the Board that the application was legally published for public hearing and if there were no objections then he would open for comments. Board members agreed. Joe Romano reviewed the SEQRA. Chairman Brousseau opened the meeting to public comments at 7:32 p.m. No comments. Chairman Brousseau closed the public comment period at 7:33 p.m. Two outstanding items – Curb cuts and engineer report for perk test sites. Continued to April 5, 2010.

New Cases:

**Meyers, Willard & Penelope BLA:** Boundary Line Adjustment on Willmon Road. Tax Map (SBL) 120-1-6.1. Adjustment of a previously approved Boundary Line Adjustment.

Mr. James Tomaso represented the applicant. Mr. Tomaso submitted new maps. Barrett Mack provided Mr. Tomaso with a copy of Town of Claverack Local Law #2 of the Year 2002. Barrett Mack informed Mr. Tomaso that his office has not yet received the new deeds for review. Mr. Tomaso handed Mr. Mack a copy of the re-written deeds. Mr. Tomaso reviewed the proposed adjustment of the previously approved BLA from 2006 for the Board. Mr. Tomaso stated that Richard Koskey is seeking to move the line for his property in order to gain more frontage on the cul-de-sac. SEQRA and Ag Data were reviewed and found satisfactory. Barrett Mack stated that he and Rob Fitzsimmons will review the re-written deeds. Secretary Jodi Keyser will notice for public hearing to take place on April 5, 2010. Chairman Jay Brousseau stated for the record that the application is an accession parcel therefore Department of Health approval is waived. Chairman Jay Brousseau then informed the applicant that for the April agenda the two smaller cases will precede the Clover Hills subdivision. Mr. Tomaso supplied five maps – 4 for the file and 1 for Barrett Mack to review. Continued to April 5, 2010.

**Motion to adjourn meeting 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 p.m.**

Respectfully submitted,  
Jodi Keyser  
Secretary