

**TOWN OF CLAVERACK  
PLANNING BOARD  
Minutes: May 3, 2010**

APPROVED 6/7/10

Chairman Jay Brousseau called the May 3, 2010 Town of Claverack Planning Board meeting to order at 7:00 p.m. Members in attendance were:

Chairman Jay Brousseau, Caren Mahar, Virginia Ambrose, Stephen Hook, Dan Northrup, Judy Zink, Nathan Chess, Engineer; Joe Romano, Attorney; Barrett Mack, and Secretary; Jodi Keyser

Correspondence:

Columbia County Land Conservancy Northeast Trail Symposium

Homeland Tower letter

Housatonic Heritage Trail Conference

Paradigm Pipeline emergency response safety program

Board members reviewed the minutes of April 5, 2010 meeting.

Motion to approve the April 5, 2010 minutes was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

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

Representatives from Clover Hills/Birch Builders met with the Town of Claverack Board on April 7, 2010 and received approval for the Developers Agreement from the TOC Board according to TOC Supervisor Robin Andrews. Barrett Mack agreed. Chairman Jay Brousseau stamped and signed the Site Plan Maps. Secretary Jodi Keyser informed the applicant that Final Fees of \$11,800.00 is due and payable by check to the Town of Claverack. Mr. Ed Brzozowski informed Chairman Brousseau that he would drop off a check for the final fees during the week. Barrett Mack informed Secretary Jodi Keyser to have Town Clerk Mary Jean Hoose notify his office when the Final Fees are paid.

New Cases:

Garrido, Michael & Nieves: 2-lot Minor Subdivision Catskillview Rd.

Jeff Plass was present for the application. Mr. Plass informed the Board that his client is seeking to subdivide 13.499 acres on Catskillview Rd. creating parcels of 2.253 and 11.246 respectively. Mr. Plass continued that the owners are keeping the 11.246-acre parcel, which includes their residence. Mr. Plass informed the Board that CC DOH and TOC Highway permits are pending. Caren Mahar asked if the well and septic sites could be shown on the maps. Mr. Plass stated that the perk test sites are noted on the maps and the testing is complete but letter from CC DOH is pending. Chairman Jay Brousseau asked if TOC Highway permit and CC DOH will be completed and submitted by the June meeting. Mr. Plass stated yes. Nathan Chess stated that this property is one of the few along Catskillview Rd. that are high enough and remain dry. Ag Data letters, TOC Highway, and CCDOH for June.

Motion to classify as a 2-lot minor subdivision was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried. Public hearing set for June 7, 2010. Continued to June.

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.

Robert Gagen representing for Joel Bradley. Ag Data and proposed deed submitted. Mr. Gagen explained to the Board that Mr. Bradley is seeking to take parcel C from parcel B and add it as an accession lot to his property. Mr. Gagen stated that Rob Fitzsimmons is the attorney representing C.G. Crafts and that Mr. Fitzsimmons has reviewed the proposal and the proposed deed and has no objections. Mr. Gagen submitted the proposed deed to the file and to Barrett Mack. Mr. Gagen referred the Board to the last line of the deed, which states that the parcel can not be further subdivided. Chairman Brousseau noted for the record that TOC Highway and CC DOH are not needed due to existing driveway and septic. Chairman Brousseau asked members of the Board for questions. Caren Mahar asked if there is a limit to the size of a lot in the Hamlet. Joe Romano stated that 40,000 square feet. Caren Mahar then suggested that if the parcel is already a non-conforming parcel then why are we adding to the non-conforming. Members reviewed the maps. Motion to classify as a Class 1 Boundary Line Adjustment was made by Virginia Ambrose with a second from Caren Mahar. All members were in favor. Motion carried. Public hearing set for June 7, 2010. Barrett Mack asked Joe Romano if someone at Clough

Harbour and Associates could review the proposed deed due to Rob Fitzsimmons conflict of interest. Joe Romano stated yes and can refer to the maps. Mr. Gagen was acceptable to the request.

Carson, Deirdre: BLA Millbrook Rd. Tax Map # 141 . 00 – 01 – 26 . 111 and 141 . 00 – 01 – 26 . 112

Ms Deirdre Carson and Dan Russell were present for the application. Mr. Russell informs the Board that Ms Carson owns two separate parcels on Millbrook Rd. parcel 1 consists of 5.61 acres and the other parcel is 28.58 acres. Mr. Russell stated that the applicant is seeking to move the boundary line separating the two parcels changing parcel 1 from 5.61 acres to 30.19 acres with Ms. Carson's residence and the other parcel from 28.58 acres to 4.0 acres which was formerly the Kavanaugh residence. Not creating any new building lots just moving the boundary line. Ms. Carson is looking to sell the 4.0-acre parcel. Chairman Brousseau asked Barrett Mack and the Board if this proposal is within the scope of a Boundary Line Adjustment because it seems like more than just a simple line moving a couple of feet. Barrett Mack read from the Subdivision Law and it was decided that this is a Boundary Line Adjustment. Nathan Chess asked about the frontage for the 4.0-acre parcel because by moving the boundary line takes the frontage on a town roadway away. Mr. Russell explained that the Kavanaugh residence has historically had frontage via an easement. Nathan Chess stated that the current frontage is 250 feet because of the property line the way it currently stands but if that line is changed the frontage for the 4.0 parcel is taken away and creates a problem. Nathan Chess stated that the Board would be creating a parcel with no frontage on a TOC roadway even though there is a deeded easement. Chairman Jay Brousseau stated that the applicant would need to seek an Area Variance from the Town of Claverack Zoning Board of Appeals. Joe Romano informed the applicant that the maps will need to show septic and well sites on the 4.0-acre parcel. Chairman Brousseau referred the applicant to the ZBA.

Chairman Jay Brousseau asked Board members Nathan Chess and Judy Zink for an update on the TOC Comprehensive Plan. Nathan Chess stated that the process is moving slow but steady. Mr. Chess continued that the Comprehensive Plan members want to make sure that all of the I's are dotted and the t's are crossed. Mr. Chess stated that the Comp Plan will be bringing the special exceptions and Site Plan reviews back to the Planning Board and making the ZBA strictly for appeals and variance issues.

Motion to adjourn meeting was made by Virginia Ambrose with a second from Caren Mahar. All members were in favor. Motion carried. Meeting adjourned at 8:02 p.m.

Respectfully submitted,  
Jodi Keyser  
Secretary