

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

**APPROVED 6/4/2012**

**Chairman Stephen Hook called the May 7, 2012 meeting of the Town of Claverack Planning Board to order at 7:05 p.m.**

**Members in attendance were: Chairman Stephen Hook, Caren Mahar, Virginia Ambrose, Judy Zink, Scott Cole, Brian Goodrich, Nathan Chess, engineer Paul McCreary, attorney Rob Fitzsimmons, and secretary Jodi Keyser**

**Correspondence:**

**Town of Claverack Building Inspector's report for March 2012 and April 2012.  
Bond, Schoeneck and King land use case law update letter.**

**Board members review Minutes of April 2, 2012 meeting.**

**Corrections – Marsh to March, 90% to 90° and driveway cuts on Trillium Acres from parcel #2 to parcel #1.**

**Motion to approve corrected minutes was made by Caren Mahar with a second from Brian Goodrich. All members were in favor with Nathan Chess abstaining.**

**Motion carried.**

**CONTINUING APPLICATIONS:**

**Trillium Acres LLC: 128 Thelman Rd. Tax Map #(SBL) 122 . – 1 – 80.**

**Subdivision of 55.313 acres into 2 parcels.**

**Paul Hess was present for the application. Mr. Hess submitted new maps. Mr. Hess informed the Board that after checking with NYS DEC the brook located on the property is not officially named. Mr. Hess also informed the Board that after the surveyor actually surveyed the parcels the acreage changes slightly from 16.6 acres to 15.879 and 39.434 acres for parcel #2. Nathan Chess asked if the Board is comfortable with not requiring perk testing on parcel #2 or well, septic, and house sites. Mr. Hess informed the Board that parcel #2 is farmland and will remain farmland. Board members informed Mr. Chess that they decided at the previous meeting that perk testing would not be required on parcel #2 because of the size.**

**Motion to waive perk testing on parcel #2 was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Paul McCreary informed the Board that he found the Tax Map #'s on the map and on the application differed. Mr. Hess corrected the application to show the actual tax map number. Mr. McCreary asked Mr. Hess questions that were not filled out on the SEQRA. Mr. Hess answered no to all of the questions. Chairman Hook opened the meeting to public hearing at 7:25 p.m. No comments public hearing was closed at 7:25 p.m. Paul McCreary reviewed the SEQRA for the Board members.**

**Nathan Chess asked that a note be added to the map requiring installation of a**

culvert on parcel #2 even though it is not required. Rob Fitzsimmons informed Mr. Chess that the Board cannot make a stipulation that is not required by the Town of Claverack Highway Superintendent.

Motion to determine a negative declaration with regard to SEQRA was made by Virginia Ambrose with a second from Judy Zink. All members were in favor with Nathan Chess abstaining. Motion carried.

Motion to approve a two lot minor subdivision was made by Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried. Maps were stamped and signed and Mr. Hess paid final fees in the amount of \$200.00.

**Kinney, 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 to represent the application for Mr. Kinne. Mr. Van Alstyne informed the Board that the new maps show the well site and distance from the house and septic site. Mr. Van Alstyne informed the Board that he drew up a description of the driveway and the property for the attorney to use to write the easement but the attorney is away and the easement and deeds have not been written. Mr. Van Alstyne informed the Board that he will have the deeds and driveway easement ready for the June meeting. Paul McCreary and Rob Fitzsimmons reviewed the parcel descriptions. Caren Mahar noted that the driveway appears to be widened on the maps and asked if this requires NYS DOT approval. Rob Fitzsimmons stated no because it is an existing driveway and Mr. Kinne is making it better for access and egress. Motion to classify as a two lot minor subdivision was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried. Set for public hearing at June meeting. Needs driveway easement and final fees of \$200.00.

**Town of Claverack/Jean V. March & Samuel D. March III Boundary Line**

**Adjustment:** Intersection of NYS Rte. 9-H & 23 and Schoolhouse Rd. Tax Map #(SBL) 131 . 00- 01 – 75 . 111 and Tax Map #(SBL) 131 . 00 – 01 – 98. Boundary Line adjustment between the Town of Claverack, Jean V. March and Samuel D. March III to re-align the intersection of Schoolhouse Rd. and NYS Rte. 9-H & 23.

Ron Fitzsimmons represented the Town of Claverack and the applicants. Rob Fitzsimmons reviewed the application for the Board. Rob Fitzsimmons stated that the Town of Claverack and Jean March and Samuel March III to change the intersection of Schoolhouse Rd. and NYS Rte. 9-H & 23 to decrease the angle of the intersection. Mr. Fitzsimmons informed the Board that the project will not cost the Town of Claverack any money because it will be a land swap with Jean and Samuel March III. Mr. Fitzsimmons reminded the Board that the intersection is dangerous and the Town of Claverack Highway department will change the angle to a 90° angle T-type of intersection.

Chairman Hook opened the meeting to public hearing at 7:49 p.m. No comments public hearing closed at 7:49 p.m.

Motion to determine a negative declaration with regard to SEQRA was made by

**Caren Mahar with a second from Virginia Ambrose. All members were in favor. Motion carried.**

**Motion to approve Class I Boundary Line Adjustment between the Town of Claverack, Samuel D. March III and Jean V. March was made by Caren Mahar with a second from Judy Zink. All members were in favor. Motion carried. Rob Fitzsimmons reminded the Board that the fees were waived previously.**

**Brian Goodrich informed the Board members that he has attended training on the GIS system that the Town of Claverack will use in the future. Mr. Goodrich informed the Board that the mapping system uses GPS to map out several different types of maps for the same area that can be used to overlap or as layers on to each other for information such as wetlands. Mr. Goodrich informed the Board that the system contains enormous information that can be used by Boards to determine areas not easily seen on a survey map. Paul McCreary informed the Board that GIS systems have been around a long time and in using the system it is only as good as the people inputting the information as to accuracy. Mr. McCreary continued that accuracy is always a question of GIS data and that the user needs to be aware of how to use and to do searches and the information can be difficult or simple depending on the request. Brian Goodrich informed the Board that he will be receiving a disk of GIS information and he would be glad to share it with interested Board members.**

**Motion to adjourn the meeting was made by Nathan Chess with a second from Virginia Ambrose. All members were in favor. Motion carried. Meeting adjourned at 7:58 p.m.**

Respectfully submitted,  
Jodi Keyser  
Secretary