

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: November 1, 2010
7:00 p.m.**

Approved 12/6/10

Chairman Jay Brousseau called the November 1, 2010 meeting of the Town of Claverack Planning Board to order at 7:00 PM

Members in attendance were:

Chairman Jay Brousseau, Caren Mahar, Judy Zink, Virginia Ambrose, Stephen Hook, Attorney; Rob Fitzsimmons, Engineer; Joe Romano, and Secretary; Jodi Keyser

Absent with regrets: Nathan Chess

Correspondence:

Land Use Case update from Bond, Schoeneck & King, PLLC

Planning Board members reviewed the Minutes of October 4, 2010 meeting.

Motion to approve the October 4, 2010 minutes was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Casivant, Ronald & Melissa: Tax Map #(SBL) 101 - 1 - 47 2-lot Minor Subdivision located at 70 Humane Society Rd. Secretary Jodi Keyser informed the Planning Board members that she received a phone call from Amy from the Santos Surveying Office. Secretary Keyser continued that the caller informed her that her clients for the Casivant application, Ronald and Melissa Casivant have stopped all work on the project and ask to have their application withdrawn.

NEW APPLICATIONS:

Becker, Adam & Blake: Boundary Line Adjustment located at Rte. 2 & Pruesser Rd. Tax Map #(SBL) 133 . 00 – 01 – 11 & # 133 . 00 – 01 – 61

Mr. Daniel Russell from Crawford & Assoc. was present to represent the application. Adam and Blake Becker own a landscaping business, Earth and Stone Inc. and were seeking to construct a single family residence on one of the parcels to sell. Mr. Russell explained that his clients had first asked that he design a plan a Boundary Line Adjustment creating a 1-acre parcel and a 10.67-acre parcel from two existing parcels of 2-acres and 9.67-acres respectively. Mr. Russell informed the Board that his clients have now asked that the two parcels be combined into one large parcel of 11.67-acres because they do not feel that the Boundary Line Adjustment will give enough room for a home. Rob Fitzsimmons informed Mr. Russell and the Board members that the Town of Claverack Planning Board does not typically have to approve land mergers, but it is not a bad idea or something that the Planning Board would disallow. Chairman Jay Brousseau asked the Board members if they had any concerns or questions. Board members were favorable of the application. Rob Fitzsimmons and Chairman Jay Brousseau directed Secretary Jodi Keyser to send a letter of approval for the merger to Mr. Russell and to the Beckers. Application fees of \$200.00 was retained by the Town of Claverack.

Skabowski, Dana & Joseph: Boundary Line Adjustment located at 144 County Rte. 27-B. Tax Map #(SBL) 131 – 01 – 59 . 1 and 131 – 01 – 59 . 22

Jeff Plass was present to represent the applicants. Mr. Plass explained that his clients are seeking to have a boundary line adjustment between the two (2) parcels of property that they own on County Rte. 27-B. Mr. Plass continued that the parcels were previously approved by the TOC Planning Board and the Skabowski's live in a residence on one of the parcels and the other parcel is vacant land. Chairman Jay Brousseau informed the Board that due to existing well and septic the DOH approval is waived. Chairman Brousseau asked Mr. Plass if he had TOC driveway permits for the properties. Mr. Plass stated that he is unsure if the applicants have driveway permits but must have received them prior to building. Chairman Brousseau reminded the Board members that the application is not creating new lots. Ag. Data and SEQRA are complete and in the file. Rob Fitzsimmons informed Mr. Plass that he will need to review revised deeds and the rewritten deeds can be forwarded to his office prior to the December meeting. Chairman Brousseau asked if the Board members had any questions or comments on the application. No questions or comments from the Board.

Motion to classify as a Class I Boundary Line Adjustment was made by Virginia Ambrose with a second from Caren Mahar. All members were in favor. Motion carried. Set for public hearing at the December 6, 2010 meeting.

Rob Fitzsimmons gave Planning Board members a review of the TOC re-zoning process and progress. Rob Fitzsimmons explained that one big item of the re-zoning will be that the roles of the ZBA and Planning Boards will change. Mr. Fitzsimmons continued that the role of the Planning Board will become a land use and the role of the ZBA is deciding Use Variances, Area Variances, and if someone is not happy with TOC Building Department decision can come to the ZBA. Rob Fitzsimmons continued that the re-zoning plan is at least 6 months from completion.

Chairman Jay Brousseau then addressed a memo received from Kippy Weigelt asking about private roadways. Nathan Chess stated that the re-zoning committee is not yet at the point of roadway issues at this time. Chairman Brousseau reminded Board members that Mr. Weigelt is looking for some type of HomeOwners Association for private roadways. Rob Fitzsimmons informed the Board that the TOC adopted road spec laws to keep private roadways from being built in a substandard manner then having that substandard roadway turned over to the TOC to maintain. The law protected the TOC from having to maintain roadways and having to put money into roadways to make them up to the specs of the TOC highway dept. Rob Fitzsimmons stated that the roadway item is a hot issue. Rob Fitzsimmons stated that he advised the Town Board should meet with the subcommittee members, engineering firm, highway department, and Building department before they make any decisions regarding roadway items in the new Zoning regulations.

Motion to adjourn the November 1, 2010 meeting was made by Stephen Hook with a second from Caren Mahar. All members were in favor. Motion carried. Meeting was adjourned at 7:35 PM.

Respectfully submitted,
Jodi Keyser
Secretary