

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: November 7, 2011
7:00 p.m.**

APPROVED 2/6/12

Chairman Stephen Hook called the November 7, 2011 Town of Claverack Planning Board meeting to order at 7:00 p.m.

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

Correspondence: Columbia County Land Conservancy-Cornell Co-operative extension-Hudson Valley Agribusiness-American Farmland and Columbia County Agriculture and Farmland Protection Board Land use workshop.

Members reviewed the Minutes of October 3, 2011 meeting. Members received an email from Stan Koloski regarding the informal from Matt Bowe. Stan Koloski informed the Board that the property in question is actually within the RC Zone and has a minimum of 1-acre. This was changed in the minutes for reference when a formal application is made.

Motion to approve minutes was made by Caren Mahar with a second from Nathan Chess. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

Route 217 LLC: Tax Map #(SBL) 121 . 00 – 01 – 42 Subdivision of 141 +/- acres of the Runyon farm property, which lies south of NYS Rte. 217 into two separate parcels of 22 acres and 119.02 acres respectively.

Mr. Mattikow, Dan Russell, and Frances Roche were present for the application. Dan Russell submitted new maps and submitted a letter from NYS DOT approving the curb cuts for both parcels. Mr. Russell informed the Board that the letter is for approval but the purchaser is required to file for permits from NYS DOT when they start to build. Mr. Russell continued that the proposed driveways are shown on the new maps. Chairman Hook asked Board members if they had any questions or comments. Caren Mahar informed the applicant that Claverack is misspelled on Note #8.

Chairman Hook opened the meeting to public hearing at 7:08 p.m. No public comments. Closed public hearing at 7:09 p.m. Rob Fitzsimmons reviewed the SEQRA form for the Board.

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

Motion to approve 2-lot minor subdivision was made by Jay Brousseau with a second from Caren Mahar. All members were in favor. Motion carried.

Mr. Mattikow paid final fees of \$200.00 by check.

Catskillview Rd. Subdivision: Tax Map #(SBL) 132 – 1 – 49 & 132 – 1 – 50 Seeking modification of a previously approved Subdivision located at Catskill View Rd.

Doug Clark of Clark Engineering was present for the application. Mr. Clark submitted new maps.

Mr. Clark reviewed the modifications that Mr. Jones is seeking to change on the previously approved subdivision.

Modification #1: Change the completely paved cul-de-sac into a cul-de-sac with a grass island in the center.

Modification #2: Addition of a layer of crushed stone on to the top of the TOC spec paved roadway.

Modification #3: Change the material along the shoulder of the roadway from a paved material to crushed stone.

Paul McCreary asked if the drainage is now shown on the new maps within the center of the cul-de-sac. Mr. Clark stated that drainage, culverts, and grading details are now shown on the maps. Chairman Hook and Rob Fitzsimmons were in contact with TOC Highway Superintendent Louis Lamont regarding the changes. Mr. Lamont submitted a letter stating that modification #1 and #2 are allowed and approved but modification #3 is not allowed and the shoulder of the roadway must be paved with asphalt material. Mr. Lamont continued that modification #1 is fine as long as the center island is planted only of grass and no trees or shrubs are allowed, modification #2 is fine as long as the asphalt is allowed to cure for 30-days prior to the addition of the crushed stone, and modification #3 is disallowed. Board members were informed that the TOC Highway will be responsible for the maintenance of the roadway and the grass within the cul-de-sac. Rob Fitzsimmons informed the Board that the applicant has submitted a \$300,000.00 letter of credit with the TOC in lieu of a bond and that escrow will be set up with Michelle Fuchs at the TOC office. Nathan Chess asked if the Stormwater Pollution Protection Plan filed with the NYS DEC because of the amount of disturbance. Mr. Clark answered yes. Paul McCreary stated that this permit was not on file with the TOC. Paul McCreary stated that he will begin his review of the application as soon as the escrow account is set and he is notified. Rob Fitzsimmons stated that he will contact Michelle regarding the escrow. Jodi Keyser stated that she received an email from property owner Chris Jones that he has spoken to the financial person at the TOC and is in the process of mailing a check to the town. Rob Fitzsimmons informed the Board that if they feel that the modifications are not significant they can make a motion to approve the modifications. Motion to approve the Catskillview Rd. subdivision cul-de-sac modifications as per revision dated 11/3/11 by Clark Engineering was made by Jay Brousseau with a second from Nathan Chess. All members were in favor. Motion carried.

Nathan Chess informed the Board that the TOC Comprehensive Zoning Plan will have a meeting to discuss changes on 11/12/11 from 9:00 a.m. to 12:00 p.m. at the Town Hall.

Motion to adjourn the meeting was made by Nathan Chess with a second from Caren Mahar. All members were in favor. Motion carried. Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Jodi Keyser
Secretary