

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: September 13, 2010**

APPROVED 10/4/10

Chairman Jay Brousseau called the September 13, 2010 meeting of the Town of Claverack Planning Board to order at 7:00 PM

Members in attendance were: Chairman Brousseau, Virginia Ambrose, Judy Zink, Nathan Chess, Daniel Northrup, Engineer; Joe Romano, Secretary; Jodi Keyser

Absent with regrets: Caren Mahar, Stephen Hook, and Rob Fitzsimmons

Correspondence:

Town of Claverack Building Inspectors reports for June 2010 and July 2010.

Lorman training for Wetland Regulation on November 12, 2010.

Dutchess County Planning Federation training "Zoning and Wireless – The Next Generation" 9/30/10 in Millbrook, NY.

NYPF 2010 Annual Conference in Lake Placid 9/26/10 – 8/26/10.

Northern Dutchess Alliance 2010 Public Forum Series – "Water and Wastewater: Maintaining Quality and Supply" on 9/15/10.

Columbia County Environmental Management Council EMC Bio-diversity Seminar on 9/30/10.

Board members reviewed the minutes of June 7, 2010 meeting. Motion to accept the minutes of 6/7/10 was made by Nathan Chess with a second from Daniel Northrup. All members were in favor. Motion carried.

Mr. Russell informed the Secretary at 2:45 p.m. that he was not prepared to present the application at the September meeting but would be appearing at the October meeting.

Becker, Blake & Adam: Lot Line Adjustment Preusser Road. Tax Map #(SBL) 133 . 00 – 01 – 09. Changing two lots consisting of 9.67 acres and 2 acres into two parcels of 10.67 acres and 1 acre respectively.

Jeff Plass appeared before the Planning Board for a re-stamping of the Garrido maps because they were not filed with the County within the time limit. Chairman Jay Brousseau and the Board members reviewed the maps and re-stamped and signed them. Mr. Plass paid a \$20.00 re-stamping fee.

Informal:

Mr. Plass appeared for his client, Kenneth Runyon. Mr. Runyon is seeking to subdivide a 15-acre parcel from his property on 217 in Claverack. The property is located on the northern side of Rte. 217 and would extend back from Rte 217 to Courts Lane. Joe Romano stated that he remembered that many years ago when Mr. Runyon subdivided a parcel it was determined that any further subdivisions would require a full build-out of his property in order to head off segmentation. Joe Romano continued that this would also need to include all previous subdivisions of property and would be classified as a Major subdivision. Chairman Jay Brousseau asked if the fees would follow the previous subdivisions or only the new parcels because the fees for a major subdivision have increased since the previous subdivisions.

After some discussion it was determined that the Board can not go back and require fees on previous subdivisions.

Members determined that the new subdivision would require the newest fees for a major subdivision of \$1000.00 for the recreation fees. Mr. Plass asked Board members if they would require a survey on the entire 150-acres of property owned by Mr. Runyon or just the 15-acre parcel. Nathan Chess stated that the Board would need a survey for the entire 150-acres with delineated wetlands. Chairman Jay Brousseau agreed that a full survey for at least the 140-acres on the north side of Rte. 217. Daniel Northrup informed the Board that the portion of the property in question is very wet along Courts Lane and he feels that it would be difficult to perk or have access for frontage. Mr. Northrup continued that if Mr. Runyon used up all of the frontage along Rte. 217 it would be difficult to have frontage along Courts Lane. Chairman Jay Brousseau informed Mr. Plass that the application would be classified as a two lot Major subdivision, requires a Long Form SEQRA, a full survey with delineated wetlands. Chairman Jay Brousseau informed Mr. Plass that he will consult with legal counsel regarding the recreation fees issue. Mr. Plass informed the Board that he will consult with his client, Mr. Runyon and inform him of the cost and time of this proposal. Mr. Plass continued that he will inform the Board Secretary if Mr. Runyon wished to proceed. Chairman Jay Brousseau informed Mr. Plass that the buyer of the property should be aware that further subdivision of the property will be treated as a Major subdivision. Chairman Brousseau stated that this issue should be noted on the Site Plan Maps.

Motion to adjourn meeting was made by Daniel Northrup with a second from Virginia Ambrose. All members were in favor. Motion carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Jodi Keyser
Secretary