

TOWN OF CLAVERACK
PLANNING BOARD
Minutes: September 5, 2012
7:00 p.m.

APPROVED 10/1/12

Chairman Stephen Hook called the September 5, 2012 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Stephen Hook, Judy Zink, Brian Goodrich, Scott Cole, Nathan Chess, engineer Paul McCreary, attorney Brent Stack for Rob Fitzsimmons, and secretary Jodi Keyser

Absent with regrets: Virginia Ambrose and Gretchen Stearns

Correspondence:

Received copy of letter from TOC engineer Paul McCreary and TOC attorney Rob Fitzsimmons regarding Catskillview Rd. Subdivision. Letter was added to the file.

Members reviewed the Minutes of the August 6, 2012 meeting. Motion to approve the August 6, 2012 minutes was made by Scott Cole with a second from Judy Zink. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

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.

No Show

Pilgrim, Keith & Kristin Subdivision: 560 Route 16 Tax Map #(SBL) 132 . – 2 – 48 . 111. Subdivision of 44.47 acres into two parcels of 23 acres and 21.5 acres.

Kristin Pilgrim was present for the application. Mrs. Pilgrim supplied new survey maps with raised surveyor seal. Mrs. Pilgrim informed the Board that she and her husband are seeking to subdivide their current parcel of 44.47 acres into two parcels of 23.36 acres and 21.11 acres respectfully. Mrs. Pilgrim reminded the Board that they have a home on the 23.36 acre parcel #1 and an existing farm lease on the 21.11 acre parcel #2 which her brother leases and farms. Chairman Hook opened the meeting to the public hearing at 7:30 p.m. No public comments. Chairman Hook closed the public hearing at 7:31 p.m. Paul McCreary reviewed the SEQRA for the Board members. Motion to make a negative declaration with regard to SEQRA was made by Nathan Chess with a second from Judy Zink. All members were in favor. Motion carried. Motion to approve a 2-lot minor subdivision was made by Scott Cole with a second from Judy Zink. All members were in favor. Motion carried Mrs. Pilgrim paid final fees of \$200.00. Maps were stamped and signed.

Mossman, Malia Subdivision: Preusser Rd. Tax Map #(SBL) 133 . – 1 – 58 .112. Subdivision of 6.88 acres into two parcels consisting of 3.44 acres each.

Paul and Malia Mossman were present for the application. Mr. Mossman supplied a driveway agreement as requested, TOC Highway approval letter, and copy of paid taxes. Nathan Chess asked to

clarify that the two parcels are currently vacant. Mr. Mossman answered yes and the parcel being subdivided is in Mrs. Mossman's name and will be given to their two children. Nathan Chess stated that he wished to propose an action. Mr. Chess continued as the person that leaves the yellow envelopes seeking donations for the Churchtown Fire Company Fund Drive he asks that as a firefighter that emergency vehicle pull offs be added to the shared driveway to allow for equipment to pass each other. Mr. and Mrs. Mossman informed Mr. Chess that they do not live in the Churchtown Fire Company district they are in the Philmont Fire district. Mr. Chess continued that when future building happens on the parcels it would be a perfect time for the applicant to create the pull-offs while the heavy equipment is clearing the property. Chairman Hook informed Mr. Chess that his request is not a TOC Planning Board issue and that he had a discussion with Rob Fitzsimmons and they agreed that the Planning Board cannot require applicants to build pull-off areas. Nathan Chess then recused himself at 7:40 p.m. and proceeded across the room to become a member of the public. Mr. Chess then returned to the Planning Board at 7:41 p.m. Brent Stack informed Mr. Chess that the Planning Board meeting is not the proper venue to bring up fundraising. Mr. and Mrs. Mossman reminded the Board that this issue was discussed at the August Planning Board meeting and was a non-issue for their application. Nathan Chess stated that he is not seeking a donation for the Churchtown Fire Company only making a statement that he is a firefighter and member of the fire company and they do fundraising. Nathan Chess continued that if the emergency pull off areas are not a decision for the Planning Board then who makes that decision. Mr. Chess continued that he is only proposing that the applicants consider carving out a 12-foot by 30-foot area and maintain that area as a pull off to allow fire trucks or other emergency vehicles to be able to pass. Mr. Chess then asked to rephrase this as a request that could be easily made at the time the parcels are cleared for construction. Mr. Chess stated that in his opinion it is a safety concern.

Motion to open public hearing at 7:45 p.m. was made by Scott Cole with a second from Judy Zink. Chairman Hook opened public hearing at 7:45 p.m. No public comments. Chairman Hook closed the public hearing at 7:46 p.m. Paul McCreary reviewed the SEQRA for the Board. Mr. McCreary informed the Board that in his professional opinion the application does not create any significant adverse effects. Motion to make a negative declaration with regard to the SEQRA was made by Scott Cole with a second from Judy Zink. All members were in favor. Motion carried. Motion for conditional approval of a 2-lot minor subdivision pending attorney review of the driveway agreement was made by Judy Zink with a second from Scott Cole. All members were in favor. Motion carried. Applicants paid final fees of \$200.00. Maps will be stamped and signed after TOC attorney Rob Fitzsimmons reviews the driveway agreement.

NEW APPLICATIONS:

Informal: Mary Jean Hoose regarding possible subdivision.

Mary Jean Hoose, Bill Klima and Donna Klima were present. Mr. Klima explained to the Board that his wife Donna and her sister Mary Jean Hoose are seeking to subdivide their late father's property on Oak Hill Rd. Mr. Klima continued that they are proposing a 2-lot subdivision and plan to give one parcel to his son and one parcel to Mary Jean's son to keep the property in the family. Mr. Klima continued that the property currently contains a mobile home with a full porch and an addition which sits on a partial basement. Mary Jean Hoose explained that prior to her father's death he had a new metal roof installed and other repairs to the structure totaling over \$26,000.00. Mrs. Hoose continued that a prior TOC ZBA ruling stated that in the event of her father's death the mobile home would have to be removed. Mrs. Hoose informed the Board that the mobile home is in very good condition and

would cost a great deal of money to remove. Mr. Klima stated that the family would like to keep the mobile home for someone to reside in. Mr. Klima also informed the Board that there is a chance that they might be adding another parcel to the subdivision. Brent Stack informed the applicants that if they were going to add another parcel to one of the subdivided parcels it would be easier and cost less to do it at the same time with just a Boundary Line Adjustment.

Matt Bowe proposed subdivision on Bates Rd. Mr. Bowe informed the Board that his client owns 6-lots on Bates Rd. with one parcel containing a house and another a barn. Mr. Bowe's client is seeking to subdivide and do a Boundary Line Adjustment. Mr. Bowe will supply an official application after speaking to his clients.

Matt Bowe proposed subdivision at the Holmquest Farm. Possible subdivision with a BLA. Mr. Bowe will submit an application when finalized.

Motion to adjourn the meeting was made by Nathan Chess with a second from Scott Cole. All members were in favor. Motion carried. Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Jodi Keyser
Secretary