

**TOWN OF CLAVERACK
PLANNING BOARD
Meeting: May 2, 2011
7:00 p.m.**

Approved 6/6/11

Chairman Stephen Hook called the May 2, 2011 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were: Chairman Hook, Nathan Chess, Caren Mahar, Virginia Ambrose, Jay Brousseau, Engineer; Paul McCreary, Secretary; Jodi Keyser

Absent with regrets: Attorney Rob Fitzsimmons, and Judy Zink

Members reviewed the Minutes of the April 4, 2011 meeting.

Motion to approve the April 4, 2011 minutes with minor corrections was made by Jay Brousseau with a second from Caren Mahar. All members were in favor. Motion carried.

CONTINUING APPLICATIONS:

Caputo, Jack & Kathleen Subdivision: Tax Map #(SBL) 132 . 00 – 02 – 02 Subdivision of 5.1 acres into two parcels located at Oak Hill Rd – 840-feet north of Old Barrington Rd.
Applicant and Representative Louis McNamee did not appear at the meeting.

Route 217 LLC: Tax Map #(SBL) 121 . 00 – 01 – 42 Subdivision of 79+/- acres of the Runyon farm property, which lies south of NYS. Rte. 217 into two separate parcels of 22 acres and 57 acres respectively.

(See below)

Route 217 LLC: Tax Map #(SBL) 121 . 00 – 01 – 41 and 121 . 00 – 01 – 39 and 121 . 00 – 01 - 40 Subdivision of a portion of the of the Runyon farm property, which lies south of NYS. Rte. 217 into two separate parcels.

Mr. Mattikow asked that his application be placed on hold until the June meeting or later. He will notify Planning Board Secretary with intentions.

NEW APPLICATIONS:

Shumsky, Ann Subdivision: Tax Map #(SBL) 141 – 01 – 39 Subdivision of 3.821 acres located at 2281 NYS Route 27 Stop 16.

Mr. Stephen Shumsky and Surveyor Jeff Plass were present for the application. Mr. Shumsky is acting on behalf of his mother who is the owner of the property. Mrs. Anne Shumsky owns the property and has a residence on the property. Mr. Shumsky and his wife also own a home on a portion of the same property. Both residences share a single well but have separate septic systems. The property is located on a private roadway not on a TOC approved road. Mr. Plass reminded the Board that his client appeared before them approximately 3 – 4 months ago seeking a subdivision of his parents property. Mr. Plass continued that the Planning Board sent the applicant to the TOC ZBA for an Area Variance because the property in question was not on a TOC approved roadway. Mr. Plass informed the Planning Board that an Area Variance was granted on March 23, 2011. TOC Engineer Paul McCreary asked the applicant if they are planning to have a separate well drilled for his residence. Mr. Shumsky stated that not right now but would in the future. Mr. McCreary suggested that the well issue be made a note on the subdivision map stating that a separate well is required prior to the property changing owners or being sold. Mr. Plass stated that he would make the note on the maps. Mr. McCreary asked

if the right of way is wholly owned by parcel #1. Mr. Shumsky replied affirmative. Mr. McCreary then stated that the private roadway issue should be a written legal agreement with all parties on the roadway. Mr. Shumsky informed the Board that he has verbal agreement with all of his neighbors and has recently spoken to all of them regarding this issue. Mr. Plass asked if the roadway agreement would be something written by an attorney. Mr. McCreary stated yes and to contact Rob Fitzsimmons for direction and review. Mr. McCreary then asked about having other well and septic sites marked on the maps to insure adequate separations between neighboring residences. Mr. Plass stated that all of the neighboring well and septic sites are of adequate distances. Mr. McCreary then suggested that Mr. Plass add a note on the maps stating that there are no septic systems within 100 feet of proposed well site. Chairman Stephen Hook informed the Board that DOH and DOT are not required due to existing well, septic and driveways. Jay Brousseau stated the Board is asking to see new maps with the following notes:

Note addressing roadway maintenance and written roadway agreement

Note stating that well for parcel #1 would be required prior to parcel changing hands or being sold.

Note stating that there are no septic systems within 100 feet of proposed well site.

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

Set for public hearing at the June 6, 2011 meeting.

INFORMAL:

Neilson, Karen – Subdivision of approximately 2 acres into 2 separate parcels on Bates Rd. Ext.

Ms. Neilson appeared to ask the Board direction on subdividing property owned by her late mother.

The property is located on Bates Rd. Ext. Ms. Neilson stated that the property consists of two acres containing two separate residences. Ms. Neilson is seeking to subdivide the property into two separate One-acre parcels each containing a residence. Each residence has its own septic and well and existing driveway. Driveway approved by TOC highway department. Ms. Neilson is using Mr. Van Alstyne as her surveyor.

Will submit formal application for June meeting.

Motion to adjourn the meeting was made by Caren Mahar with a second from Nathan Chess. All members were in favor. Motion carried. Meeting adjourned at 7:37 PM.

Note to Board:

Next meeting is scheduled for June 6, 2011.

July meeting is scheduled for July 4, 2011 therefore the July meeting will need to be changed.

Possible date of June 27, 2011 at 7:00 PM.

Respectfully submitted,
Jodi Keyser, Secretary
Town of Claverack
Planning Board