

TOWN OF CLAVERACK

REGULAR MONTHLY MEETING

August 14, 2006

The Regular Monthly Meeting of the Town Board of the Town of Claverack, Columbia County, New York. Was held at the Town Hall, Rte. 217, Mellenville, New York, immediately following the Public Hearing on Local Law 2 of 2006. Meeting opened by Supervisor James W. Keegan.

Present:

James W. Keegan	Supervisor
James Van Deusen	Councilman
Clifford Weigelt	Councilman
Michael Johnston	Councilman
Louis LaMont	Superintendent of Highways
Robert Fitzsimmons, Esq.	Town Attorney
Martha Pizza	Deputy Clerk
Mary J. Hoose	Town Clerk

Absent:

William L. Blaauw	Councilman
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Motion by Councilman Van Deusen, seconded by Councilman Weigelt to accept minutes of previous meeting of July 10,2006.

Meeting opened to public:

Howard Brandston - Re: Morningstar Communities of Claverack. Read prepared statement. Concerns:

1. Segmentation
2. Environmental Impact Statement
3. Escrow funds for experts - Developers should pay.
4. Lighting - Impact on nearby properties

Supervisor Keegan stated Town has no information at this time. Tonight is supposed to be an informational presentation.

Laura Fiederlein - Resident on Gahbauer Road - The Morningstar Community does not match farming needs. Has three horses and residents in community may not like farm animals.

A resident on Baker Road understood, when he bought his home, that Claverack was under a moratorium. If they don't have a moratorium on building, Town will lose quality of life - should be considered instead of money.

Richard Harrison - Feels this affordable housing is for people from the city. No clear cost - will affect him greatly.

Another resident doesn't understand why any of this is happening before Comprehensive Plan is completed.

Ann Levitt - With all tempers running high, why not let presentation be made.

Al Wassenhove - Listen to presentation. An informed public makes intelligent, wise and right decisions. Town Board formed new water district, changed mobile home law and working on skateboard facility. Town Park is asset to region - He and his wife walk daily. Excellent maintenance of Park. Presented donation, not as a philanthropist, just a senior citizen of good will.

Joan Steiner - Will there be opportunity to question after presentation by Morningstar representatives? Not this evening.

Tom Burch - Part of land to be used in proposed Morningstar project is presently owned by him. He is a disabled veteran and has been a farmer all of his life. Farmers can no longer survive by farming.

Peggy Lampman - Felt people were being cut-off from speaking.

Howard Brandston - Just dealing with process. Pattern is Town is not following proper process. Need rigid process on larger developments.

Guy Pultz - Resident of Mellenville Square - If anyone has plan for saving Mellenville, please tell Board.

Ian Nitschke - Had reservations from earlier presentation - Will be interested to see how many of his comments will be in plan.

Mark Sweeney, from firm of Whiteman Osterman & Hanna, gave presentation on the proposed Morningstar Communities of Claverack. Expect to go through complete process. Community would be along State Route 9-H and Gahbauer Road. Traffic study being done and will be turned over to Town for review when completed. Submitted petition for Amendment to Town Zoning Law and to map to establish a Senior Residence

Planned Development District zoning classification, and for an amendment to the Town Zoning Map where property being considered is located.

General Information: Gated community for 55 years of age and older. Cost will be in the \$.150,000.00 range for home 1,200 to 1,500 sq. ft.- 288 lots to be built in several phases. No cost to Town for road upkeep, snowplowing, etc. Water on site and County sewer *will be requested* (corrected 9/11/06) Will be a community center for residents. Will be working with D. O. T. for access on Rte. 9-H and one on Gahbauer Road. **Mr. Roth**, another representative, said they are attempting to create something advantageous in the Town. Does not burden school system - much green space in development. Total wetlands is approximately ten (10) acres. Planned buffered project from roadways. Not assisted living or nursing home.

Councilman Van Deusen brought up additional burden on Rescue Squads and ambulance services should also be considered.

REPORT OF HIGHWAY SUPERINTENDENT - Louis LaMont - Did P/L on Prach Road and Justice Road to prepare to stone top. Completed ditching on Preusser Road. Mowing roadsides in all zones.

Approximately 108 meters given out in Water Department. Have been monitoring water system and flushing hydrants. Department having training sessions for billing.

Mellenville Square - County D. O. T. ~~completed work~~ *working* (corrected 9/11/06) on end of Mellenville Square. Motion by Councilman Johnston, seconded by Councilman Van Deusen to proceed with Town adjustments as necessary. Carried.

In the absence of Councilman Blaauw, a thank you was given to Highway Superintendent LaMont and the Highway Department for all their time and work in getting ready for the Firemen's Convention.

In regards to paving in the Town Park, motion by Councilman Van Deusen, seconded by Councilman Weigelt to proceed with project before winter. Carried

No further reports.

On September 11th, at 6:15 p.m. there will be a 9-11 Memorial Service at the Town Park, sponsored by the local Rotary Club.

Motion by Councilman Van Deusen, seconded by Councilman Johnston to send letter thanking ~~Philemon~~ Philmont (corrected 9/11/06) Volunteer Fire Department for a well managed event, speaking of the Firemen's Convention, which they hosted this year. Carried

Dog Control Officer's Report for July received and on file in Town Office for review.

Water district work is winding down. Water is now available to residents in district. A resident who lives on Baker Road, who now received water from Hudson, was told that

his water will be shut off. Since this area is not part of the water district, he will have to have his own well. Recently purchased property and was not told this by realtor.

Comprehensive Plan Committee - Mr. Brassard - Survey completed - Report 99% completed. Focus groups to be set up, consisting of people from community. Meeting will be September 16th from 9:00 - 11 :00 a.m. and 1 :00 - 3:00 p.m. - Committee will then meet on the 24th to decide next steps. Feels in three (3) months should be ready to recommend specifics to Board.

Motion by Councilman Van Deusen, seconded by Councilman Weigelt, to accept Financial Report for June as prepared by Town's accounting firm.

SEQR form for Local Law #2 read by Attorney Fitzsimmons. Motion by Councilman Weigelt, seconded by Councilman Johnston for negative declaration. Carried.

Motion by Councilman Van Deusen, seconded by Councilman Weigelt, to adopt Local Law #2 of 2006, Carried. Phyllis Kisselbrack thanked the Board for adopting this law.

Culvert replacement on County Rte. #16 going nicely. Should be completed sometime in October.

Cornerstone Phone Service representative reported to Town Office that they can save Town 15% annually. Motion by Councilman Van Deusen, seconded by Councilman Johnston to make change. Carried.

Report on LOSAP Agreement between Town of Taghkanic and Claverack. Agreement signed last month needs to be signed again due to changes. Motion by Councilman Van Deusen, seconded by Councilman Johnston to approve signing. Carried.

Bills #417 - #495, totaling \$87,641.72, were audited and ordered paid from their accounts.

Highway bills, #193 - #215, totaling \$122,055.40, were audited and ordered paid from their accounts.

Water bills #54 - #60, totaling \$168,874.40, were audited and ordered paid from their account.

Stewardship at Millbrook Road bills, totaling \$891.00 , were audited and ordered paid from their account.

It was reported that the Town has received a grant from State Archives in the amount of \$4,832.00 to begin working on records retention in the office.

Motion by Councilman Johnston, seconded by Councilman Weigelt, to go into Executive Session at 10:00 p.m. to discuss litigation. Carried.

Motion by Councilman Weigelt, seconded by Councilman Johnston to go out of Executive Session at 10:45 p.m. Carried.

There being no further business to be brought before the Board, on motion by Councilman Weigelt, seconded by Councilman Johnston, meeting adjourned at 10:45p.m

Date: _____

Supervisor: _____

Councilman Van Deusen: _____

Councilman Weigelt: _____

Councilman Johnston: _____

Town Clerk: _____