

TOWN OF CLAVERACK

Regular Monthly Meeting

June 08, 2017

The Regular Monthly Meeting of the Town Board of the Town of Claverack, Columbia County, New York, was held at the Town Hall, #836 Rte. #217, Mellenville, New York. Meeting opened at 6:00 p.m. by Supervisor Clifford Weigelt, who introduced the representatives from the Amedore Group, Inc., who were present to explain their request for a Planned Development District in the Town. There were several from the group present, including Steve Wilson, who gave most of the information, including explaining the diagrams he presented and Mike Cuevas, Esq. for any legal questions that might arise.

The preliminary schedule would be:

Years 1 & 2	Senior Apartment construction
Years 2 to 3	Market Rate Apartment construction
Years 2 to 4	Lease-up Senior Rate Apartment construction
Years 3 to 5	Lease-up Market Rate Apartment construction
Years 2 to 10	Community Building construction

The total population that would anticipated would be:

Senior Housing	Several Hundred
1 and 2 Family	Several Hundred
School Age	70 to 80 Children

The above is based on market research done. The property consists of 110 acres, presently under contract. The architect is Harris Sanders and this group has been involved in this type of construction since the 1950's.

The plans include small retail stores, including grocery, a warehouse and an urgent care facility. There is also expected to be some type of public transportation.

This whole project is in the very preliminary stages, but they would like to meet with the Town once or twice monthly for updates.

Comments made by the public included:

- Need more creative uses.
- Needs unique quality
- More recreational uses
- Wants it basically hidden from public

There are several of these developments already in use and the public can get the addresses so that they can see what this group would expect to do in this area.

The Planned Development District that they are requesting was in the Town Comprehensive Plan, but was not included in the update completed in 2012.

The Regular Meeting continued with Supervisor Weigelt leading in the Pledge of Allegiance to the Flag.

Present:

Clifford Weigelt	Supervisor
Kathleen Cashen	Councilwoman
Stephen Hook	Councilman
Maryanne Lee	Councilwoman
Robert Fitzsimmons, Jr., Esq.	Attorney for the Town
Louis LaMont	Superintendent of Highways
Mary J. Hoose	Town Clerk

Absent:

Brian Keeler	Councilman
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Motion by Councilman Hook, seconded by Councilwoman Lee to accept minutes of previous meeting of May 11, 2017. Carried.

Report of Highway Superintendent – Louis LaMont – Men have been ditching on Stevers Crossing and Old Barrington Road, from Oak Hill Road to NYS Rte. #23. Mowing roadsides in all zones.

Working in shop on two truck bodies that were rusted with holes. Trucks are years 2009 and 2011.

Prach Road Extension has been prepared for paving and will also be paving Willmon Road the week of June 19th, weather permitting.

Kevin Grau has been keeping the Park looking good (between the raindrops).

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

Committee Reports

None received in Town Office this month.

Correspondence

Including, but not limited to:

NYSDEC – Land Acquisition Projects for Source Water Protection Meeting
Meeting in Philmont with Peter Volkmann on June 1st on Opioids problem
Claverack Free Library – Update – Summer 2017
Columbia County Historical Society – First Columbians 2017 – Celebrating CCHS Rural Properties
Saturday, June 10th – 6:30 – 10:30 pm.
Servpro – Fire and Water Cleanup and Restoration Company
Acadian Home Inspection – Mold Assessment Report for #836 Rte. #217 property
NYS Department of Taxation & Finance-Office of Real Property Tax Services – Residential
Assessment Ratio now 90.64
COARC Fusion – Requesting waiver for using Park
US Census Bureau – Annual Estimates of Residential Population for sub-county areas
Attorney Fitzsimmons - Re: Request for zoning change to add a Planned Development District
Churchtown Fire Co. 1 – Re: Boundary between Churchtown Fire Company and the Claverack
Fire District
Greene County Council on the Arts – Re: 2017 Greene & Columbia County’s DEC & CIP Awards
National Grid – Re: Abor Day
Andrea Mastrianni – Request from Reformed Dutch Church of Claverack to waive Park fee for
September 17th for church service and picnic
Notice of Public Hearing to be held by Hillsdale Town Board on Tuesday, June 11th – 6:45 p.m.
for proposed local law that would extend existing moratorium on certain solar energy installations for a
period of three months from the date of its’ adoption
Notice of Public Hearing and Special Meeting June 19th – 6:45 p.m. – Town of Livingston – Local
Law #3 of 2017, amending the Livingston Zoning Law to prohibit new mines and mining in the LDR2 Zone
Town of Greenport – Requesting information as they are investigating the possibility of
improving their lighting district
Blue Shield of Northeastern New York – Notice of proposed rate change – 9% increase

Supervisor’s Report

Met with County Officials regarding Fish & game Road. Update in next two years. In 2017 paperwork will be done and will take a full year to complete. In order to bring the road up to specification, a few feet may be taken from some landowners They are hoping that this will be done by next September before bidding begins. Hope for work to begin in 2019.

Went to Taconic Hills School for to participate in a shooting scenario. Rescue Squads were involved. Group set up to take children and teachers to certain areas. Plan was well thought out and done. Was a real eye opener. First time done in the State of New York.

Discussed consolidating County office buildings. No determination on what services would be put together yet.

Councilman Hook – Went on road trips with Highway Superintendent.

Worked on getting a remedy for problem in basement of Town Hall/Town Court building.

Met with Director of Summer Youth Program, Brett Holmes, on choosing counselors needed for this summer's session.

Attended Claverack's Senior Group Meeting at Pine Haven Rehabilitation and Nursing Home.

Attended monthly Planning Board and ZBA Meetings.

Councilwoman Cashen – Attended Opioid information session at Philmont Village Hall.

Finalized details on program that provides free lunches to youth during the Summer Youth Program at the Town Park. 100 lunches will be received each day for the 6-week program.

Met with Town Board members, Town attorney and outside counsel to discuss questions regarding fire department boundaries between Churchtown Fire District and A.B. Shaw Fire District

Followed-up with Verizon officials for back payments on water tower antennae rental agreement. The check for the back payment was received in April and will now be paid on a monthly basis.

Attended Claverack Historical Society meeting. Trying to obtain 501C3 status.

Answered calls from residents regarding work planned on Fish and Game Road

Reviewed changes to Town employee policy manual.

Identified questions for State officials on the Shaw Bridge grant.

Councilwoman Lee –

Attended meeting on June 1st with special counsel to discuss the process to settle the fire district boundary problem between Churchtown Fire District and A.B. Shaw Fire District.

Attended community informational Meeting in Philmont on opioid addiction and families.

Attended Claverack Historical Society meeting.

Attended monthly Planning Board Meeting,

Was contacted by Karen Landau, Health Insurance representative, regarding health care insurance renewal for 2017 – 2018 Meeting is scheduled for Tuesday, June 1, 2017 – 5:00 p.m. at the Town Office Building.

Went with Building Inspector, "Jay" Trapp to look at abandoned properties in the hamlet area.

Worked with Columbia County Clerk and Town Clerk to set up program for storage of documents in a County run facility. Deputy Clerk will work on this as time permits.

Reviewing the final phase of the lighting district.

Spoke again to representative (Mike) from DOT on May 12TH regarding the water along NYS Rte. #23 near the X-tra Mart in Craryville. He said that he would check on the possibility of installing guard rails and would be back in contact.

Reviewed employee manual..

Reminded Board that maybe they should consider hiring a maintenance person for the Town Office Building and Town Hall/Town Court Building.

End of Board Members' Reports.

Motion by councilwoman, seconded by Councilman Hook to authorize mid-plan year pretax additions/cancellations and conversion on AFLAC policies with an effective date of June 01, 2017. Carried.

Motion by Councilman Hook, seconded by Councilwoman Lee for resolution to approve 2017 Budget Amendments as recommended by the Town accounting firm and Budget Officer. Carried.

Motion by Councilwoman Cashen, seconded by Councilman Hook for resolution to transfer unused portion of Millbrook Bridge Project Bond funds to Highway to pay down on the bond. Carried.

Motion by Councilwoman Cashen, seconded by Supervisor Weigelt to approve Summer Youth Program counselors as recommended by Director, Brett Holmes. Carried.

Motion by Councilman Hook, seconded by Councilwoman Lee to accept draft January – December 2016, draft January – December 2017 and draft May 2017 financial statements. Carried.

Motion by Councilman Hook, seconded by Councilwoman Lee to go forward with truck Bonding. Carried.

After discussion motion by Councilwoman Lee, seconded by Councilman Hook to go ahead with changing of the phone lines for the bookkeeper as the phone that she now uses rings at the Park and in her o9ffice and there will be problems once the Park Program is in session.

Motion by Councilman Hook, seconded by Councilwoman Lee to waive park fees for COARC Fusion and Reformed Dutch Church of Claverack. Carried.

Meeting opened to public:

Ian Nitschke – attended a National conference, with next step being a World conference in Germany. **Supervisor Weigelt** said that he had been trying make contact with the woman at Parks and Recreation and she had been on vacation and then ill.

Mr. Nitschke said Dr. Griggs is willing to come and speak about in-kind services and cash donations needed for the matching grant.

“Skip” Hover – Has anything been done about Park Street? The car that was there for five weeks and gone for a couple of weeks is now parked back there. **Supervisor Weigelt** said that the Town is working with the State DOT to find out who owns the land between the road , Park Street and State Rte. 9-H.

“Mike” Brandon questioned whether Highway Superintendent could place a 15mph speed sign as it is used as a bypass or maybe make it one-way.

George Schmitt, engineer from Morris Associates, asked whether Board wanted to go ahead with the lighting district in the proposed expansion of Clover Hills Development as the lines would be underground. They agreed rhat he will write letter to developer. There are many problems in the new expansion and NY DEC is ready to fine them for some of the problems that exist.

Motion by Councilwoman Lee, seconded by Councilman Hook to go into Executive Session at 8:05 p.m. to discuss reimbursement procedures. Carried

Motion by Councilman Hook, seconded by Councilwoman Lee to go out of Executive Session at 8:50 p.m. Carried.

General A bills, totaling \$11,604.34, were audited and ordered paid from their accounts.

General B bills, totaling \$1,624.65, were audited and ordered paid from their accounts.

Highway DB bills, totaling \$17,419.37, were audited and ordered paid from their accounts.

Water District A bills, totaling \$3,180.75, were audited and ordered paid from the account.

There were no Highway DA bills

There were no Escrow Account bills.

There being no further business to be brought before the Board, on motion by Councilman Hook, seconded by Councilwoman Lee, meeting adjourned at 9:10 p.m. Carried.

Date: _____

Supervisor: _____

Councilwoman Cashen: _____

Councilman Hook: _____

Councilwoman Lee: _____

Town Clerk: _____