

APPROVED 7/2/18

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes: June 4, 2018**

Acting Chairperson Virginia Ambrose called the June 4, 2018 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

**Members in attendance were: Acting Chairperson Virginia Ambrose, Stephen King, Robert Vecchi, William Michael, Jock Winch, attorney; Rob Fitzsimmons, engineer; George Schmitt and secretary; Jodi Keyser
Absent with regrets: Chairman Scott Cole and Gretchen Stearns.**

Board members reviewed the Minutes of the May 7, 2018 meeting.

**Motion to approve the minutes of May 7, 2018 was made by Stephen King with a second from Robert Vecchi.
All members were in favor. Motion carried.**

CONTINUING APPLICATIONS FOR 6/4/18

**Seserman Special Exception: Tax Map #(SBL) 112 . 2 – 2 – 64 Located at 63 Church St. Mellenville, NY.
Special Exception for the addition of an accessory studio apartment above the detached garage.**

Mr. Sesserman was present for the application. Mr. Sesserman reviewed the application for the Board. Mr. Sesserman informed the Board that he has three teenage sons that are away at college and when they come home the 1000-square foot house is cramped. Mr. Sesserman continued that his home is a duplex and he and his wife live on one side and rent out the other side. Mr. Sesserman stated that he is seeking a special exception to construct an accessory apartment in the detached barn/garage for his children to stay in when they are visiting from college. Mr. Sesserman informed the Board that the property is connected to Philmont water and sewer and the studio apartment will have a small kitchen and bathroom. Stephen King asked Mr. Sesserman if the driveway is large enough for all of the vehicles. Mr. Sesserman answered yes, the back area of the home has a paved area for the tenants and he can fit 4 to 5 cars in front of the garage and a few in the driveway. Stephen King asked if the driveway is a shared driveway. Mr. Sesserman answered yes with the tenant. Rob Fitzsimmons reads a letter from Michelle Hartley who lives at 51 Church St. that says that she has a right of way with Mr. Sesserman's driveway in her deed and is against the accessory apartment because of the current parking issues in the area. Mr. Sesserman stated that his deed does not have any right of ways for anyone. Mr. Sesserman stated that he has taken it upon himself to improve Ms. Hartley's parking area and even built steps up the bank for her to carry things from her car but the driveway is only for his house. Mr. Sesserman stated that he does have a right of way in his deed but it is for the other side of his property to access the Brousseau property. Rob Fitzsimmons stated that a right of way would be in both deeds if it existed. Rob Fitzsimmons researched the deed descriptions for the Sesserman property and found that there isn't any right of way for 51 Church St. Mr. Sesserman stated that he is sympathetic to Ms. Hartley's parking problems but the studio apartment will not make her parking issues worse. Stephen King informed Mr. Sesserman that the studio apartment can only be used for family not a rental unit. Robert Vecchi asked if the driveway is wide enough for cars to get passed if there is one parked. Mr. Sesserman answered yes the driveway is at least two cars wide.

Chairwoman Virginia Ambrose opened the meeting to public hearing at 7:23 p.m.

Mr. Hamm lives in back of Mr. Sesserman and is in favor of the accessory apartment and that there is plenty of room for parking. Mr. Hamm stated that Ms. Hartley's parking problems are all her own because she has numerous guests and expects that they all have preferential parking. Mr. Hamm stated that the Town of Claverack of Village of Philmont need to look at the parking situation in the area before there is an accident. Mr. Hamm continued that the area is dangerous and cars are mostly parked into the roadway and it is a blind corner/hill. Mr. Hamm stated that it was nice of Mr. Sesserman to build steps for Ms. Hartley but he should be careful.

No further public comments.

Chairwoman Virginia Ambrose closed the public hearing at 7:25 p.m.

Rob Fitzsimmons reviewed the SEQRA for the Board.

Motion to grant a negative declaration for purposes of SEQRA was made by Stephen King with a second from Robert Vecchi. All members were in favor. Motion carried.

Motion to grant a Special Exception for an accessory apartment in the detached barn was made by Jock Winch with a second from William Vecchi. All members were in favor. Motion carried.

Mr. Sesserman paid final fees.

Mr. Sesserman wanted the Board to know that he agrees with Mr. Hamm regarding the dangerous parking situation on Church St. and that someone should look into it before there is an accident.

David Schwartz & Ronald Sanchez Special Exception: Tax Map #(SBL) 112 . 2 – 2 – 62 Located at 73 Church St. Mellenville, NY. Special Exception for the addition of an accessory apartment in basement.

Mr. Schwartz was present for the application. Mr. Schwartz reviewed the application for the Board members. Mr. Schwartz stated that he purchased 73 Church St. and the previous owner had made some upgrades to the walkout basement before he owned the home. Mr. Schwartz continued that he obtained a building permit to replace a few windows and to replace the septic tank which was disintegrated. Mr. Schwartz stated that this property is connected to the Philmont water supply but it is actually in Mellenville. Mr. Schwartz stated that he had Bill Baldwin inspect the septic tank and leach field. Mr. Schwartz replaced the bad septic tank with a larger 1500-gallon tank and after inspection from Mr. Baldwin found that the leach field was replaced about 10 years ago and was just fine. Mr. Schwartz is seeking a Special Exception to construct an accessory apartment in the basement. Acting Chairwoman Virginia Ambrose asked the Board members if they had any questions. No Board questions.

Acting Chairwoman Virginia Ambrose opened the meeting to public hearing at 7:07 p.m.

Mr. Sesserman of 63 Church St. stated that he was in favor of the special exception.

William Hamm stated that he was a neighbor and was in favor also.

Mr. Schwartz stated that he wants the Board and his neighbors to know that he is very happy to be a part of the community and excited to make the house into a beautiful home and to make it look great again.

No more public comments.

Chairwoman Virginia Ambrose closed the public hearing at 7:10 p.m.

Rob Fitzsimmons reviewed the SEQRA for the Board.

Motion to grant a negative declaration for purposes of SEQRA was made by Robert Vecchi with a second from Stephen King. All members were in favor. Motion carried.

Motion to grant the Special Exception for an accessory apartment was made by William Michael with a second from Jock Winch. All members were in favor. Motion carried.

NEW APPLICATIONS FOR 6/4/18:

Dannis, Max Subdivision: Tax Map # (SBL) 143 .n 00 – 01 – 13 in the Town of Claverack and (SBL) 134 . 00 – 01 – 21 in the Town of Hillsdale. Located at 261 Lockwood Rd. Two-parcel subdivision of 153.046 acres into parcels of 89.992 acres and 63.054 acres.

Jeff Plass was present for the application. Mr. Plass informed the Board that his client is seeking to subdivide 150 acres into two parcels with parcel #1 consisting of 89 acres and parcel #2 will be 63 acres. Mr. Plass continued that parcel #2 is partially in the Town of Hillsdale. Mr. Plass stated that he believed that his client plans to sell parcel #2 to have a possible residential structure. Mr. Plass continued that TOC Highway Superintendent Louis LaMont has reviewed the site for a potential driveway cut and found it satisfactory. Mr. Plass stated that they would need ACOE approval to cross the small stream with the driveway. Rob Fitzsimmons stated that there is no need to notice the Town of Hillsdale and the Board can waive the perk test due to the size of the parcel. Rob Fitzsimmons continued that the maps look complete and the map has a note regarding ACOE permitting for a driveway. George Schmitt suggested moving the driveway to a flatter portion of the property. Mr. Plass stated that he drew the maps as the client requested. George Schmitt stated that the ACOE will probably tell the purchaser to move the driveway. Stephen King asked if the driveway is the responsibility of the Planning Board. Rob Fitzsimmons stated that both Mr. Plass and George Schmitt are correct that the driveway could become an issue for the purchaser. Stephen King stated that if the driveway is moved it will come back to the Planning Board.

Motion to accept the application as complete and set public hearing for July 2, 2018 was made by Robert Vecchi with a second from Jock Winch. All members were in favor. Motion carried.

Other Business:

Jock Winch asked Rob Fitzsimmons if he heard news about the owners of the former Claverack School building removing the trees and making a parking lot out of the entire front lawn area. Rob Fitzsimmons answered yes that

there was some talk of that and the owner would need a Site Plan Review for the revision. Rob Fitzsimmons continued that the owner has rented space to a local real estate business and the feeling is that they want to give her preferential parking but this would cause screening issues and TOC Building Officer Jay Trapp has been noticed. Stephen King stated that the former school shares the driveway with the library and that the library just spent a great deal of money on the new curb cuts. Rob Fitzsimmons informed the Board that he has been contacted by Jay Trapp regarding several interesting situations.

Motion to adjourn the June 4, 2018 meeting was made by Robert Vecchi with a second from Stephen King. All members were in favor. Motion carried. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Jodi Keyser, Secretary