

TOWN OF CLAVERACK  
PLANNING BOARD

December 1, 2003

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Chairman Brousseau called the workshop to order at 6:30 p.m. Members present were Ms. Zink, Mrs. Pizza, Mr. Hotaling, Mrs. Ambrose and Mr. Kavanaugh. Also present were Town Attorney Mr. Fitzsimmons and Acting Town Engineer Mr. Peter Lilholt. This was the first workshop set up by the Planning Boards requests to review subdivision rules, regulations and procedures.

Chairman Brousseau called the meeting to order at 7:35 p.m. Members present were Mr. Kavanaugh, Ms. Zink, Mrs. Pizza, Mr. Hotaling and Mrs. Ambrose, also present Town Attorney Mr. Fitzsimmons and Acting Town Engineer Mr. Lilholt.

Mr. Hotaling made a motion to approve the November 2003 minutes, second by Mrs. Pizza; carried as is.

**Millbrook Road LLC**, 7 parcels, "East Parcel" on Millbrook Road. Tax Map No. (SBL) 141.00-01-02. No representative present.

**Cashen, Margaret M Subdivision**, 2 parcels from 7.833 acres on Roxbury Road.. Tax Map No. (SBL) 122-01-09.111. Mr. Plass and the applicant presented maps dated 10-09-03 with last revision date of 11-03-03. Parcel #2, .954 acres, changed and correct. Parcel #1, 6.870 acres, 150 feet at 50 feet back, correct. Open Public Hearing, no comment; closed. Mrs. Pizza made a motion to issue a negative SEQRA declaration and waive Dept. of Health and Dept. of Transportation approvals due to existing well, septic systems and driveways, second by Ms. Zink; carried. Mrs. Ambrose made a motion to grant a conditional approval and authorize Chairman Brousseau to date and stamp the maps at the time the Town Attorney reviews and approves the new deed, second by Mr. Hotaling; carried. Final fees paid.

**Clover Hills Subdivision**, Lot 5 Clover View Drive, Off Rt. 9H, Boundary Line Adjustment. Tax Map No.(SBL) 121.00-01-15.2. Mr. Vincent Milligan acted as representative. The Planning Board asked that the following items be addressed and added to the map;

- 1) metes and Bounds are to be added on the remaining lot and lot 2.
- 2) standard notes
- 3) Drainage Easement to show on map
- 4) note on map showing boundary lot 2 access to remaining lands
- 5) driveway
- 6) location of structures
- 7) location of well & septic
- 8) boundary line adjustment sated on maps

Open Public Hearing, comment by Max Dannis, question on easement on map & showing actual placement of easement, Town Attorney stated that is a requirement. Public Hearing continued to January 5, 2004 meeting.

There being no other business before the board, Mr. Hotaling made a motion to adjourn at 8:42 p.m., second by Mrs. Ambrose; carried.

Respectfully submitted,

Katherine Cotton, Sec.

