

TOWN OF CLAVERACK
PLANNING BOARD

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June 7, 2004

Chairman Brousseau called the meeting to order at 7:33 p.m. Members present, Mrs. Ambrose, Mr. Kavanaugh, Mr. Hotaling, Ms. Zink and Mrs. Pizza. Also present Town Attorney Mr. Fitzsimmons and Town Engineer Mr. Stuart. Absent with regrets, Mr. Galluscio.

Cont.:

Bloomfield, James & Riley, Jessica Subdivision: 3 parcels from 125.098 acres, 91 Courts Lane. Tax Map No. (SBL) 121.00-01-24.11. Jessica Riley acted as representative and presented maps dated May 20, 2004.

Parcel 1 Horse Farm 104.545 acres

Parcel 2 15.038 acres to sell

Parcel 3 5.515 acres to be held

The board needs the following items addressed:

DEC Storm water prevention plan, SPDES

DOH perc test

DOT Drive Way cuts

Ag Data Statement

Long form SEQRA

Mrs. Ambrose made a motion to classify this request as a 3 lot major subdivision, due to previous subdivision, second by Mr. Hotaling, carried.

Open Public Hearing, no comments, continued to July 2004 meeting.

New:

Marcelli, Louis Subdivision: 3 parcels from 34.37 acres TSP & Rte. 23. Terry Cozzolino acted as representative. Parcel 1, 3.47 acres on Rte 23, Parcel 2, 3.47 acres on Rte 23, and Parcel 3, 27.43 acres on Co. Rte. 11. Triangle of land acquired by State. Letter from Ted Gutterman regarding right of way over Triangle of Land. RC zone. Would need DOH and NYS DOT Driveway cut permits and Count DOT for Co. Rte. 11. ZBA area variance needed. 12-4-3.2 area variance code. Sent to ZBA.

*****the following item was not published*****

Clover Hill Subdivision, Vincent Milligan: 2 parcels from 36.84 acres. Tax Map No. (SBL) 121.-1-1-.200 and 126-1-81. 1.82 acres from 36 acres. Mr. Milligan presented maps dated June 4, 2004. 5-11-04 site visit by Chairman Brousseau and again on 5-18-04 by he and Mr. Fitzsimmons. Mr. Milligan read a prepared statement. Mr. Plass to have map July meeting. Questions on drainage. Other items needed: Escrow Account and Letter of Credit, a certificate of deposit, and a Performance Bond with a time frame. Mr. Milligan to get an estimate of road way construction costs. Mrs. Ambrose made a motion to waive perc test requirement due to large lot size. Continued to July meeting.

There being no other business before the board, Mr. Hotaling made a motion to adjourn at 9:40 p.m., second by Ms. Zink; carried.

Respectfully submitted,

Katherine Cotton, Sec.