

TOWN OF CLAVERACK
PLANNING BOARD

September 7, 2004

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Chairman Brousseau called the meeting to order at 7:30 p.m. Members present, Mz. Zink, Mr. Hotaling, Mr. Galluscio, Mrs. Pizza and Mr. Kavanaugh. Absent with regrets Mrs. Ambrose. Also present Town Attorney Mr. Fitzsimmons and Town Engineer Mr. Stuart.

Mrs. Pizza made a motion to accept the corrected minutes from the August 2, 2004, second by Mr. Hotaling; carried.

Clover Hills Subdivision, Con't to October Meeting.

Gambocorta David & Rose Subdivision: 2 parcels from 10.741 acres at 108 Stevers Crossing Road. Tax Map No. (SBL) 112.-1-53. Applicant presented maps dated 06-17-04 with last revision date of 09-05-04, DOH letter, Ag Data Statement and SEQRA. Open Public Hearing, no comment, closed. Mrs. Pizza made a motion to issue a negative SEQRA declaration and grant final approval of this 2 lot minor subdivision, second by Mr. Hotaling; carried. Maps stamped and fees paid.

Bloomfield, James & Riley, Jessica Subdivision: Revised subdivision from original 3 parcels to a 2 lot minor from 125 acres at 91 Courts Lane. Tax Map No. (SBL) 121.00-01-24.11. Applicant presented maps dated 05-20-04 with last revision date of 09-04-04, parcel # 2 of 20.553 acres, parcel #1 104.545 acres, Ag data statement and DOH letter. Open Public Hearing, no comment; closed. Mr. Hotaling made a motion to issue a negative SEQRA declaration and grant approval of this 2 lot minor Subdivision, second by Mrs. Pizza; carried. Maps stamped and fees paid.

Bate, Eugenia & Henry C Subdivision: 2 parcels from 4.713 acres on Bates Road. Jim Tomaso acted as representative and presented maps dated 10-16-96. Lot #35 of 3.9 acres with existing house, Lot #36 of 40.7 acres. Subdivision application and application fee received. Mr. Kavanaugh stated that he felt the board should allow the applicant to survey the 4.731 acre piece from parcel A (#36) 40.7 acres and waive survey of the remaining 36 acre larger parcel as it is defined by two roads and that all other subdivision requirements to be met on the smaller parcel. Needs DOH. SEQRA and Ag Data supplied this date. Open Public Hearing; no comment, continued to October meeting or November meeting. Mr. Tomaso to contact secretary to be placed on the agenda. Continued.

Friedrich, Frank P & Helen R Subdivision: 2 parcels of 3.67 acres on NYS Route 23 as an accession parcel to abutting property of Tunstall & Steel. Tax Map No. (SBL) 132-2-48.11. To be merged into 14.48 acres parcel of Glenn Tunstall and Joseph E Steele. Applicant presented sketch map of 01-16-96, and SEQRA. DOH and Highway Department approval not required due to existing system and existing driveway cut. Open Public Hearing, no comment; closed. Mr. Hotaling made a motion to issue a negative SEQRA declaration and waive the DOH and Department of Highways requirement due to existing system and this is accession lot, and grant conditional approval, with condition of deeds to be reviewed by Town Attorney and grant the Chairman authority to stamp maps at such time, second by Mr. Galluscio; carried. Final Fees paid.

Singleton, Joseph F, Jr. Subdivision: 2 parcels from 15.642 acres at 241 Millbrook Road. Tax Map No. (SBL) 141.-1-3.11. 1.51 acres from 15.642 acres. SEQRA and sketch map received. Need Driveway Cut OK, DOH letter and standard notes on maps. Open Public Hearing, no comment; continued. Applicant to notify Secretary to be placed on agenda. Continued.

Mr. Kavanaugh recused himself from the Board for the following item.

Millbrook Road LLC: 7 parcels from 68.64 acres, "East Parcel" on Millbrook Road. Tax Map No. (SBL) 141.00-01-02. Mr. Lundquist acted as representative and presented maps dated with last revision 08-17-04. DOH letter received and DOT letter received. Open Public Hearing, no comment, closed. Negative SEQRA declaration from 09-02-03 reviewed and readapted 09-07-04. Mr. Hotaling made a motion to re-date the long form negative SEQRA declaration and grant approval of this 7 lot major subdivision, second by Mr. Galluscio; carried. Maps stamped and final fees of \$625.00 paid.

Mr. Kavanaugh reentered the meeting.

The Board opened discussion on general issues.

There being no other business before the board, Mrs. Pizza made a motion to adjourn at 9:35 p.m., second by Ms. Zink; carried.

Respectfully submitted,

Katherine Cotton, Sec.

