

TOWN OF CLAVERACK
PLANNING BOARD

October 4, 2004

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

Mrs. Pizza made a motion to approve the corrected minutes the September 7, 2004 meeting; second Mz. Zink, carried.

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. Subdivision approved September 7, 2004, maps stamped September 20, 2004.

Singleton, Joseph F, Jr. Subdivision: 2 parcels from 15.642 acres at 241 Millbrook Road. Tax Map No. (SBL) 141.-1-3.11. Continued by request to the November 1, 2004 meeting.

Birch Builder to Milligan, Vincent & Carol, Clover Hills Subdivision; 2 parcels from 1.46 acres (lot 5), .209 acres as a boundary line adjustment to existing 34.817 acres parcel on Clover View Dr. off Rt. 9H. Tax Map No. (SBL) 121.00-01-15.2. Mr. Milligan acted as representative and presented maps dated September 20, 2004. Two new deeds and corrected maps to be presented to the Town Attorney for review prior to the November 1, 2004 meeting. Corrected maps to be labeled, add standard subdivision notes, and show the existing boundary line. Open Public hearing, no comment, continued to November 1, 2004 meeting.

Tranchita, Paul & Andrea Subdivision; 3 parcels from 25.1 acres at 94 Miller Road, Churchtown. Tax Map No. (SBL) 141-2-44. Parcel #1, house on one acre, parcel #2, 2.5 acre lot and parcel #3, 19.1 acres. Mrs. Pizza made a motion to classify this request as a 3 lots minor subdivision; second Mr. Kavanaugh, carried. Open Public Hearing, no comment; continued. Driveway cut, perc sites, standard Subdivision Notes and existing dwelling to be shown on maps. Continued to November 1, 2004 meeting.

Esselstyn, Caldwell B and Howell, R Rodney Subdivision; 2 parcels from 240.521 acres Rte. 23. Tax Map No. (SBL) 131.00-01-14.11. Applicant submitted maps dated 09-20-04. The following items are needed; Letter from DOH, Ag data statement and the Town Attorney to review deed referenced in note #4. Mr. Kavanaugh made a motion to classify this request as a 2 lot minor subdivision and waive required perc test on parcel #2 due to large lot size; second Mz. Zink, carried. Open Public Hearing, no comment, continued. Applicant submitted local phone #518.851.7616 and Cleveland #216.831.1925. Continued to November 1, 2004 meeting.

Mr. Kavanaugh recused himself from the following item.

Millbrook Road LLC: 49 parcels from 234.39 acres West side of Millbrook Road. Tax Map No. (SBL) 141.00-01-2. The name of the project is proposed to be The Wildlife, *The Stewardship on Millbrook Road*. CSA presented an over all presentation for the proposed subdivision request. Open Public Hearing, no comment, continued.

Mr. Kavanaugh reentered the meeting.

There being no other business before the board, Mr. Kavanaugh made a motion to adjourn at 10:00 pm; seconded by Ms. Zink, carried.

Respectfully submitted,

Katherine Cotton, Sec.

