

**Town of Claverack
Planning Board**

November 1, 2004

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

Mr. Hotaling made a motion to approve the minutes from the October 4, 2004 meeting, second by Mrs. Pizza; carried.

Bate, Eugenia & Henry C Subdivision, 2 parcels from 40.803 acres 210 Bates Road, Craryville, NY. Tax Map No. (SBL) 132-2-36. Mr. Tomaso acted as representative and presented maps dated October 16, 1996 with last revision September 15, 2004. Note #12, "No residence shall be constructed on Parcel A until a sanitary disposal system is designed by a professional engineer and approved by the Columbia County Health Department", and DOH letter dated September 30, 2004 must be attached to and filed with maps, and be considered a requirement of approval for this subdivision request. Open for Public Hearing, no comment; closed. Mr. Hotaling made a motion to issue a negative SEQRA declaration and grant final approval with Note #12 and copy DOH letter of September 15, 2004 attached to and filed maps of the subdivision, second Mrs. Pizza; carried. Maps stamped and final fees paid.

Millbrook Road LLC: 49 parcels from 234.39 acres West side of Millbrook Road. Tax Map No. (SBL) 141.00-01-2. Continued to November 17, 2004 Claverack combined Planning Board and Zoning Board meeting.

Singleton, Joseph F., Jr. Subdivision, 2 parcels from 15.642 acres at 241 Millbrook Road. Tax Map No. (SBL) 141.-1-3.11. Applicant presented maps dated October 18, 2004 and DOH letter. DOH and DOT letters were reviewed and accepted. Ag data information accepted. Mr. Hotaling made a motion to classify this subdivision request as a two lot minor, second Mr. Galluscio; carried. Open Public Hearing, no comment, closed. Mrs. Pizza made a motion to issue a negative SEQRA declaration and grant final approval, second Mr. Galluscio; carried. Maps stamped and final fees paid.

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.

Old Barrington Estates: 7 parcels from 43 acres Old Barrington Rd. & Rte. 23. Tax Map No. (SBL) 132-01-10. Marshall Winston and Mitchell Winston acted as approved representatives for the proposed subdivision request. Maps dated August 17, 2004 were presented. Lot #1- 5.001 acres, Lot #2- 5.535 acres, Lot #3-7.214 acres, Lot #4- 6.607 acres, Lot #5 5.093 acres, Lot #6-5.229 acres and Lot #7-8.680 Acres. Lots 1 through 6 access Old Barrington Road and Lot 7 accesses NYS Rte. 23. Both Town of Claverack and NY State DOT driveway cut approvals are needed. Maps need to include driveway cuts and perc locations. The Board requested that a note be added to the maps stating that no traffic is to access these lots by use of Thielman Road. Paul Freeman has been retained by the above representatives and presented a verbal overview of this project. Mr. Hotaling made a motion to classify this request as a 7 lot major subdivision, second by Mr. Galluscio; carried. Open Public Hearing; the following are neighboring property owners who are concerned about the proposed subdivision.

- Amy Flaum, Old Barrington Road, concerned as to how the subdivision will preserve open space
- Enid Futterman, 661 Rte 23, concerned as to the use of the property, the proposal and set backs, anticipated placement of houses, Building envelope

- John Issacs, 12 Willard Dale Farm, concerned with the development of this town and feels that the Planning Board should consider the use of future subdivisions.
- Ruth Ambrose and Peter Ambrose had questions concerning any plans to change the flow of the pond drainage, (no changes to be made) and will there be deed restriction as to no further development (yes).
- All attendees were concerned with and want to retain the over all large views they currently have.

Public Hearing to be continued.

There being no other business before the board, Mr. Hotaling made a motion to adjourn at 8:50 p.m., second Mr. Galluscio; carried.

Respectfully submitted,


Katherine Cotton, Sec.

