

**Town of Claverack
Planning Board**

December 6, 2004

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Chairman Brousseau called the meeting to order at 7:31 P.M. Members present, Mrs. Ambrose, Mr. Hotaling, Mr. Kavanaugh, Mrs. Pizza, Ms. Zink, and Mr. Galluscio. Also Present were Town Attorney Mr. Fitzsimmons and Tow Engineer Mr. Romano.

Mrs. Pizza made a motion to approve the November 1, 2004 minutes, second by Mrs. Ambrose; carried.

Tranchita, Paul & Andrea Subdivision: 3 parcels from 25.1 acres at 94 Miller Road, Churchtown. Tax Map No. (SBL) 141-2-44. Parcel #1, 29.102 acres, parcel #2, 1.002+ acres (house), and parcel #3, 5 acres. Preliminary map dated 11-28-04 presented. Final map to contain standard notes, two new drive ways and location of perc's done on parcel #1 and #3. The Chairman opened the Public Hearing, no comment, closed. Mr. Kavanaugh made a motion to issue a negative SEQRA declaration and grant a conditional approval; condition being that the shed be removed from the property, as stated by applicant, also the shed is to be removed from the final map and grant authority to the Chairman to stamp final corrected maps at a later date; second by Mrs. Pizza, carried. Fees to be paid and maps reviewed and stamped at a later date. (\$155.00)

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. Caldwell B Esselstyn presented maps dated 09-20-04, with last revision date of 12-03-04, DOH letter on parcel #1 approving a standard system, DOT letter regarding driveway cuts and any changes in use will require DOT to review up grades and reissue approval at that time. Planning Board is requiring that the DOT letter dated 11-16-04 be attached to and filed with maps. Parcel #1, 23.083 acres and parcel - #2, 217.438 acres. Ag data completed. Chairman Brousseau Opened the Public Hearing, no comment; closed. Mrs. Ambrose made a motion is issue a negative SEQRA, waive perc requirement on parcel #2, due to large lot size, and grant final approval; second, Mr. Hotaling; carried. Maps stamped and final fees paid. (\$120.00)

Birch Builder to Milligan, Vincent & Carol 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. Plass acted as representative and presented maps dated 10-06-04. Parcel B accession lot to parcel C. Parcel A, 1.251 acres, Parcel #B, 0.209 acres and Parcel C, 34.827 acres. Mr. Hotaling made a motion to classify this request as a Class 1 two lot minor subdivision as a accession lot, second by Ms. Zink, carried. Chairman Brousseau Reopened the Public Hearing, Michael Brandon commented on question on road issue, no issue on this accession, no further comment; closed. Mrs. Ambrose made a motion to issue a negative SEQRA declaration, seconded by Mr. Hotaling; carried. Mrs. Pizza made a motion to issue final approval, second by Mr. Hotaling; carried. Maps stamped and fees paid. (\$120.00)

Old Barrington Estates: 7 parcels from 43 acres Old Barrington Rd. & Rte. 23. Tax Map No. (SBL) 132-01-10. Applicant, Marshall Winston, and Mr. Plass presented maps dated 08-17-2004 and a letter dated 12-01-04 from Fuss & O'Neill of NY Inc. P.C. preliminary test pits with NYSDOH Form 1327 summarizing results was provided to Michael DeRuzion on 11-16-04. Applicant had met with neighbors on 3 separate occasions sense last Planning Board meeting, 12-03-04. Mrs. Ambrose informed the Board that she is a relative of one of the adjoining property owners. The Board felt that there was not a conflict of interest at this time. Land contains a defacto abandoned road (more than 6 years),_____. Long form SEQRA

presented to Town Engineer for his review at a later date. The Board would like a running narrative. Chairman Brousseau Opened the Public Hearing, comment by Michael Brandon, Will Taconic Hills School District be notified, yes. Public Hearing continued, Amy Flaum and Dick Moran raised a question on the Thielman Road issue and Warren Hart as a friend of Amy's had questions on Phase I Wet Land issue and storm water collection Plan. So far it is not needed. Public Hearing to be continued.

There being no further business before the Board, Ms. Zink made a motion to adjourn at 9:20 P.M., second by Mrs. Pizza; carried.

Respectfully submitted,

Katherine Cotton, Sec.

