

**TOWN OF CLAVERACK
PLANNING BOARD**

December 5, 2005

The December meeting of the Town of Claverack Planning Board was called to order at 7:00 pm by Chairman Brousseau. Members present were; Chairman Jay Brousseau, Mr. Hook, Mr. Kavanaugh, Ms. Pizza, Ms. Zink, Ms. Ambrose, Town Engineer; Joe Romano, and Town Attorney; Robert Fitzsimmons.

Mr. Hook made a motion to approve the corrected minutes of the November 7th meeting 2nd by Ms. Zink. Motion was carried.

Chairman Brousseau read correspondence:

Columbia Hudson Partnership is sponsoring a roundtable on December 8, 2005 on Ag Development. Interested parties should contact Ms. Pizza ASAP.

Town of Claverack Building Inspector Reports for October and November were received.

Columbia Land Conservancy letter regarding their work and services to the towns.

Letter from Connor, Curran, and Schram regarding the Stewardship on Millbrook Road joint Planning Board and Zoning Board meeting on December 12, 2005 at 7:00 pm at the Town Hall.

Information on training seminars on Zoning and Land use on January 31, 2006 in White Plains and Zoning Subdivision and Land Development Law on January 17, 2006 in Latham.

Columbia County Soil and Water Conservation District sponsoring a workshop on Phase II stormwater regulations for construction projects and the requirements for sediment and erosion control to comply with New York State DEC general permit No. GP-02-01 on December 12, 2005 at Kozel's Restaurant.

Holmes, Richard III Subdivision: 2 parcels from 3.35 +/- acres on Stone Mill Road. Tax Map 130.00-20.11. 2 parcels from 170 acres on westerly side of County Rte. 29. Classified as 2 Lot Minor Subdivision last meeting. DOH letter and TOC permits received. Maps stamped and signed. Fees of \$120.00 paid by the applicant with business check #1022

Edwards, Leonard Subdivision: 3 parcels from 12.03 acres on Rte. 23-B immediately southwest across the Lone Star Bridge from the Greenport Town Line, Tax Map No. 120-1-1.100. Mr. Buono (applicant's representative) informed Town Attorney Mr. Fitzsimmons that he was unable to make the meeting. Continued to next month.

Conte, Michael & Schram, Barbara Subdivision: 2 parcels consisting of 19.871 acres and 21.456 acres respectfully on Columbia County Rte 9. Tax Map #102.00-01-08. Mr. Jeff Plass (applicant's representative) informed the board that the applicants have decided to withdraw their application at this time.

Hawk Orchards, Inc. Subdivision/Nick Misciagna: 2 parcels from 96.167 acres on Rte. 9-H. Tax Map No. (SBL) 131.00-01-21.2. Lot #1 consists of 63.943 acres and lot #2 consisting of 32.224 acres. Ag Data received and letters to be sent out. SEQRA received. DOH and DOT letters received. Motion was made for preliminary approval and classification as a 2 Lot Minor Subdivision by Ms. Ambrose 2nd by Mr. Hook. Motion

carried. Meeting opened to public hearing. Mr. Nitschke was concerned about the future plans for the land. Will the lots become a development? Mr. Plass (applicant's representative) was unsure at this time. Mr. Post asked if the intersection of County. Rte. 27 and Rte. 9-H be a new configuration. Mr. Plass stated that this was not a major change in the roadway configuration. Public hearing is continued to the January meeting.

Casey, Kevin & Joann: 4 parcels from 13.9 acres on Millbrook Road, corner of Schoolhouse Road and Millbrook. Tax Map No. 131.00-01-75.122. Lots #1 and #2 consisting of 3 acres each, lot #3 consisting of 3.4 acres, and lot #4 consists of 4.5 acres. DOH on hold until Spring 2006. Ag Data statement and TOC permits needed. SEQRA was received. BJD Development/ Bill First previously subdivided lands in 1993. Lot #3 needs to be revised to meet the lot width and set back regulations of 150 feet in lot width and set back of 50 feet from the roadway. Meeting was opened for public hearing. Mr. Nitschke asked why the lot needed to be reconfigured. Chairman Brousseau informed Mr. Nitschke that the Town of Claverack has lot width and set back regulations already in place and copies of such regulations are available at the Town Office Building on Church St. for \$10.00. Mr. Nitschke asked if the project is going to be classified as a major subdivision due to the fact that the property was previously subdivided. Chairman Brousseau responded that classification would take place at a later date. Public hearing was closed and will resume next month.

Beaver Creek Reality LLC: Boundary line adjustment on Courts Lane and Rte. 217 Tax Map No. 121.00-01. Total acreage of 1.3 acres. Ag Data statement received. DOH and TOC permits waived, already existing standalone parcel / excision lot with septic and roadway access. Copies of rewritten deeds received. Waived the surveying of remaining lands of Runyon. Motion was made to classify as a Class 1 Boundary Line Adjustment by Ms. Pizza and 2nd by Mr. Hook. Motion carried. Chairman Brousseau opened the meeting to public hearing. Mr. Nitschke responded that the project was a good idea. Public hearing was closed. Ms. Ambrose 2nd by Ms. Pizza made motion for conditional approval with negative SEQRA declaration for Chairman Brousseau to stamp maps at a later date. Motion carried. Fees paid by Mr. Plass with business check #2927.

Wright, Sam Subdivision, 3 parcels from 24 acres on Stever's Crossing Rd. Tax Map (SBL) 123-1-4 and 123-1-15. Classified last month as a 3 Lot Minor Subdivision with a Class 1 Boundary Line Adjustment. DOH letter still needed regarding perk testing on lot # 1. Lots # 2 & 3 perk adequately but lot #1 does not. Applicant has changed engineering firms. TOC highway letter received and Ag Data statement waived because surrounding lands belong to family members. Maps submitted with raised seal and note #9 added by applicant stating that no development will take place on Lot # 1 unless it receives full DOH approval. Town Engineer, Joe Romano should be receiving a DOH letter within the next day or so and after receipt of said letter he will decide if it is advisable for the Board Chairman to stamp the maps. Chairman Brousseau opened meeting to public hearing. Mr. Nitschke commented that Mr. Wright has worked for him in the past and does a good job but has a concern that the topography of the land is very steep for building houses. Joe Romano, Town Engineer stated that there is no reason that houses can not be built on a slope and that it is up to the builder, and the homeowner to decide whether the slope is too steep. Public hearing was closed. Ms. Ambrose made the motion for negative SEQRA declaration and final approval pending DOH letter and authorization from Town Engineer Romano for Chairman Brousseau to stamp maps 2nd by Mr. Hook. Motion carried. Fees of \$255.00 paid by applicant's business check # 877.

Kreig, Diane: 2 parcels from 11 acres on Old Lane. Tax Map (SBL) No. 121-1-1.120. Classified as a Class 1 Boundary Line Adjustment at the November meeting. Parcel #1 excision lot to combine with parcel #1A to form 1 parcel (3.423 acres) with parcel #2 remaining consisting of 7.5999 acres. DOH waived and Ag Data is not needed. TOC letter received. Deed description changed and maps with raised seal submitted. Public hearing was opened without public comment and then closed. Motion made by Ms. Pizza for final approval and negative SEQRA declaration 2nd by Ms. Zink. Motion carried. Fees paid by applicant personal check #1988.

Meyers, Willard & Penelope Subdivision: 3 Lot Minor Subdivision with a Class 1 Boundary Line Adjustment on Willmon Road. Tax Map (SBL) 120-1-6.1. Parcel #2 deeded to Richard Koskey received. Perk tests were added to maps. Applicant must submit deed for parcel #4 and cul-de-sac to show that it is deeded to the Town of Claverack as a dedicated roadway. Title insurance needs to be obtained to protect the town. Bonded letter of credit to insure that the town would finish the roadway. Engineers report as per the cost to build the roadway. Engineers report for grading plan. DOH letter was received and reviewed only for parcel #3. Applicant needs corrected DOH letter for parcel #1 and engineers design for parcel #3 by Crawford and Assocs. Engineer and applicant will call regarding January meeting attendance. Ag Data Statement letter will be sent to Kilmer. Meeting opened for public hearing. Mr. Brandon (Zoning Board member) would like to see documentation from Mr. Lamont regarding the building, design, and inspection of the dedicated roadway to insure the town is protected. Mr. Nitschke is concerned with the amount of water referred to in the DOH letter. Feels that the parcel maybe considered a wetland area. Chairman Brousseau responded that the parcel is not classified as a wetland and the roadway will be designed and constructed to alleviate water being a concern. Mr. Nitschke wanted to know if the new water line would extend along the roadway. Chairman Brousseau responded affirmatively to approximately 2 lots. Public hearing will continue to January meeting.

Motion by Mr. Kavanaugh to adjourn the meeting at 9:18 pm 2nd by Mr. Hook.

***Note change for January meeting:**

The January meeting of the Town of Claverack Planning Board will be held on Tuesday, January 3, 2006 at the Town Office Building on Church St. starting tentatively at 6:30 pm.

Respectfully submitted,

Jodi Keyser
Secretary