

Robert Zimmerman – Lasher Road  
Rodney Morrison – Mountain View Farms

Dianne O’Neal – Route 9

CLERMONT PLANNING BOARD  
FEBRUARY 13, 2008

The Clermont Planning Board held its regular meeting on Wednesday, February 13, 2008 at 7:30 P.M. Those present were Chairman Laurence Saulpaugh, Nancy Sperry, Clayton Andrus, Garret O'Connor, Thomas Jantzen and Aldo Dusman. Robert Quierolo was absent.

Others present were Robert Zimmerman, Dianne O’Neal, Chuck Abraham, Jay Trapp of D. F. Wheeler Engineers for the Town, Robert Desmond, Rodney Morrison and Andy Howard, Town Attorney.

Chairman Saulpaugh opened the meeting.

Minutes: Nancy Sperry noted a correction on Page 2 - the thirty-day temporary approval for a mobile home on the Phillips property was granted by the zoning board of appeals for storage. The six-month approval is while the house is being finished. Garret O'Connor asked if page 3 - Bonding of road, was general discussion or a recommendation of the board. There was no vote, no motion made on the bonding of the road on the Mountain View Farms subdivision project. A motion was made to approve the minutes with the correction to page 2 by Thomas Jantzen, seconded by Aldo Dusman. All in favor. So carried.

Robert Zimmerman has filed an application for a boundary line change of .35 acres between his property on Lasher Road and his son’s property. He has 11.53 acres. His son has 2.8 acres and will have 3.15 after the boundary line change.

- Since the property is in both Columbia and Dutchess Counties a letter with a copy of the map will be sent to the Red Hook Planning board to see if we can handle this subdivision.
- Notify adjoining landowners within 200 feet of entire property.
- The neighboring wells and septic do not have to be noted on the map for a boundary line change.
- Deed descriptions of both parcels.

A motion was made to accept as sketch plan by Garret O'Connor, seconded by Aldo Dusman. All in favor. So carried. The public hearing will be scheduled for March 12<sup>th</sup>.

Dianne O’Neal and Chuck Abraham - Route 9 – Farmstand

The farmstand will be a farm market, wholesale and retail with eating and drinking establishment. There will be no apartments. A covered porch around the existing building is being added. There is an existing well and septic. These should be noted on the map. There will be a new well dug, as the existing well is not good. This should also be noted on map. The farm market will primarily service local farmers and local product.

There will also be a deli/grocery component. The rear of the building will be the collection point for farmers market.

- The entrance and exit will be changed. A copy of the map was given to DOT and they conceptually agree with the entrance and curbing. Existing northern entrance is actually on another parcel so it would have to be eliminated. Lance McMillan from District 8 will send a letter but won't until the planning board has given final approval and they are requiring a SEQRA number. Neither Andy Howard or Jay Trapp know what it is that they want. Applicant should find out exactly what it is they are looking for.
- Aldo Dusman is concerned about setback from road for parking. Ms. O'Neal said the number of parking spaces were based on highest requirement in zoning ordinance. Mr. Abraham stated that they are over the minimum in parking spaces.
- They will be using the existing farm road, gated for farmers to enter from Route 9.
- Using the existing ditch in the front of the building that state dug out to draw water to the southeast corner of the property to a pond. Drain ditch won't be more than twelve inches wide. Garret O'Connor asked if they have a SWEPP plan. If the disturbance is less than one acre they do not have to do a SWEPP, up to five acres, there is some plan and more than five acres, a full SWEPP must be done.
- If the actual twenty five foot setback is what is shown, applicant may need a setback variance or would have to change the parking spaces direction, leaving room to back out of spaces.
- Calculate disturbance of land for ditches.
- Wells and septics should be shown on map.
- New septic system will be a pump system.
- DOT requested a berm on the south end so that no one could drive across the ditch. The gate will be twenty-five feet off the road.
- Adding 150 feet of enclosed space for a utility room for heat, etc.
- Existing building is being raised five inches. Will be putting in in-floor heating in the building. Polished slab floor.
- Send plans to Dan Wheelers office before next meeting.

Mountain View Farms Subdivision – Rodney Morrison

The resolution has been modified from last months meeting.

Aldo Dusman – questioned about oil and stone over blacktop as is in the Highway Specs.

The applicant will do whatever the Highway Superintendent requires for the road.

The question is what is in Highway specs and what does it require. Tom Jantzen asked if the plan is to put pavement and wait on the binder course. Mr. Morrison will do whatever, is recommended by the Highway Superintendent, and if he wants a revision then the maps will be changed. Mr. Morrison will be building the road and it should be done in 30 days.

Add restrictive comments and satisfy other conditions before the resolution is signed by the Chairman.

It was noted that conditions in the resolution ask for final letters from Town Highway Superintendent, County Highway, etc. (Condition #2)

A motion was made by Garret O'Connor, seconded by Aldo Dusman to remove the 2<sup>nd</sup> part of Section 11 on page 4 of the resolution concerning bonding the road. A roll call vote was as follows: Nancy Sperry, yes; Larry Saulpaugh, abstain; Clayton Andrus, yes; Aldo Dusman, yes; Garret O'Connor, yes; Tom Jantzen, yes. Five ayes, one abstention and one absent. Carried.

Also would like a portion of Section 12 on page 4 be changed – remove ‘and before any such release of the construction bond, for said improvements’.

Andy Howard will review deed restrictions and DEC restrictions and once all conditions are met, resolution is signed, maps can be signed. No Certificate of Occupancy is going to be issued until the road is completed.

A motion was made by Nancy Sperry, seconded by Aldo Dusman to approve the resolution with corrections as discussed. A roll call vote was held: Nancy Sperry, yes; Larry Saulpaugh, yes; Clayton Andrus, yes; Aldo Dusman, yes; Garret O'Connor, yes; Tom Jantzen, yes. One absent. Motion carried.

Once the information has been reviewed and confirmed by Andy Howard, Dan Wheeler and James Potts, Jr. the Chairman can stamp the maps.

There are no immediate plans to do anything on the south side of Route 6 at this time.

Richard Wambach – Community Network made a presentation on the development of the effective use of forms and communicating information to the public, which his company would help develop. He has worked with other municipalities. He provided the board with a packet of sample site plan, special permit, preliminary and final subdivision, area and use variance, new homes, existing structures, etc. The forms are developed by his company in Word and converted in PDF adobe acrobat so that forms cannot be altered. Have a workshop to develop what forms. The cost for building permits, checklist for site plan approval, subdivision packet and zoning packet is \$1000.00. There are ways to fund this through grants.

A motion was made to adjourn by Garret O'Connor, seconded by Nancy Sperry at 9:30 P.M.

Respectfully submitted,

Mary Helen Shannon  
Secretary

