

R. Zimmerman – Lasher Road
Scott DeLaurentis – Commons Road
Mountain View Farms – County Route 6

A. Trigo/J.Ricardo – County Route 6
Mel Heiko – Moore Road

CLERMONT PLANNING BOARD
MARCH 12, 2008

The Clermont Planning Board held its regular meeting on Wednesday, March 12, 2008 at 7:30 P.M. at the Town Hall. Those present were Chairman Laurence Saulpaugh, Nancy Sperry, Clayton Andrus, Robert Queirolo, Garret O'Connor and Thomas Jantzen. Aldo Dusman and Amandus Fuchs were absent. Also present were Dan Wheeler of D. F. Wheeler Engineers, Lorraine Wheeler, Robert Zimmerman, Mel Heiko, Scott DeLaurentis, Antonio Trigo and Julio Ricardo and Andrew Howard, Town Attorney.

A correction was noted by Garret O'Connor on page 2 – bullet #10 to add 'square' to footage of enclosed space. A motion was made to accept the minutes with correction by Garret O'Connor, seconded by Clayton Andrus. All in favor. So carried. The notice for the public hearing was read. A motion was made by Garret O'Connor and seconded by Clayton Andrus to close the regular meeting and open the public hearing of Robert and Marion Zimmerman. All in favor. So carried.

ZIMMERMAN, ROBERT AND MARION:

Mr. Zimmerman proposed a boundary line change on Lasher Road to reduce a parcel of 11.53 acres to approximately 11.18 acres and annex the .35 acres to the adjoining 2.80 acres of Jesse and Patricia Zimmerman. The purpose of the boundary line change is to improve their son's back yard. All adjoining property owners were notified by certified, return receipt. Mr. Zimmerman presented descriptions of both parcels. There was no one present for or against this boundary line change. The Town of Red Hook Planning Board was notified that we received this application and that most of the property lies in the Town of Clermont, as do the structures. They had no objections to the Clermont Planning Board addressing this issue.

A motion was made by Garret O'Connor, seconded by Tom Jantzen to close the public hearing and open regular meeting. All in favor. So carried.

The Chairman read the environmental assessment form. A motion was made by Nancy Sperry, seconded by Clayton Andrus to declare a negative action. All in favor. So carried.

A motion was made by Nancy Sperry, seconded by Clayton Andrus to approve the lot line change. All in favor. So carried.

HEIKO, MEL AND PHYLLIS: Have applied for a special permit to add a kitchen to an existing accessory building at their Moore Road residence. There will be no extension of the existing building. There would be two residences on one lot. The planning board will do a site review on Saturday, March 22nd at 9:00 A. M.

DELAURENTIS, SCOTT & GARY: Commons Road – Subdividing one lot, two boundary line changes. From a thirty-acre lot, subdividing a four-acre parcel for residential use. This parcel is Board of Health approved. There is a fifty foot right of ingress and egress on the parcel to Commons Road. It is also proposed to change two boundary lines – Add .50 to 1 acres to Parcel A – 6.65 acres and add approximately 3 acres to a 6.5 acres parcel of Gary DeLaurentis.

- Letter from other property owners that Scott DeLaurentis can represent them.
- Deed should note that there is a fifty-foot strip for ingress and egress.

A. TRIGO AND J. RICARDO – Co. Route 6 – Subdivision of 25.5 (Correction: 25.745) acres into two parcels Parcel A - 15.244 acres and Parcel B - 10.501 acres. Received a driveway permit for a single residence driveway entrance from Columbia County. Received septic approval for Lot B and deed descriptions for Parcels A & B. The applicant should notify adjoining landowners within 200 feet, certified, return receipt. A public hearing will be scheduled for April 9, 2008 at 7:30 P.M. Notify Triple M Land Corp. and Neal Hegeman with Agricultural Data form.

WINTER, SCOTT – County Route 8- Has applied to the Zoning Board for a Special Permit for a 1600-foot space apartment over the barn. A site review will be held on Saturday, March 22, 2008 after the 9:00 site visit.

MOUNTAIN VIEW FARMS – County Route 6 – Received a letter from DEC requesting additional information from Mountain View Farms. They are also concerned about Lot 7, in particular that there is no lawn area because of the location of the house at the edge of the 100-foot adjacent area to the wetland. They are asking for relocation of the proposed house or elimination. It is our information that LRC is revising the map because of these concerns.

A motion was made by Nancy Sperry, seconded by Garret O'Connor to adjourn at 8:40 P.M.

Respectfully submitted,

Mary Helen Shannon
Secretary