

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JULY 22, 2013

Approved at the 8/26/13 meeting

MEMBERS PRESENT:

Gale Bury, Chairman
Marilyn Burch
Harold Leiser
Tom Shanahan
Sean Cummings

MEMBERS ABSENT:

Tom Cappadona
Howard Gibbons
Charlene Leach, Planning Board Alternate

OTHERS PRESENT:

Tal Rappleeya
Eric Valdina
Melissa Naegeli (took minutes in Shirley Narzynski's absence)

Chairman Bury called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Tom Shanahan to accept the minutes of the June 24, 2013 meeting. All members voted in favor.
2. Public Hearing for Site Plan Application: Helen Thompson as applicant for property owned by Margaret Albertson located at 120 Kinder Drive, Stuyvesant, NY (tax map parcel number 53.1-1-1). Eric Valdina appeared on behalf of the applicant and owner. A motion was made by Tom Shanahan and seconded by Marilyn Burch to open the Public Hearing. All members voted in favor. Chairman Bury asked if anyone in attendance had any comments, questions or concerns. Mrs. Thompson provided a copy of notice letter sent to the neighbors and certified mail receipts. Terry Maul (abutting neighbor) asked for a copy of the site plan and expressed concern about the safety of her well. Eric Valdina said all measurements will be made when the final plan is made for the building. Chairman Bury said an engineer should review the site plan when it's final to

measure to the wells. Ms. Maul presented documentation to the Board from the County Health Department stating that the spread or storage of manure should be kept a minimum of 200' from a well. Harold Leiser asked if the applicants had a topographical map to show the slope of the land. Eric Valdina said he did not. Mr. Leiser stated that run off had to be considered in any plan. Ms. Thompson explained they do have a manure plan. Mrs. Thompson explained that she will work with GroMax who will take the manure away every 3-4 weeks in the summer. She also stated that the paddocks would be cleaned regularly and the manure stored to the back of the property. She added that some clearing had to be completed before the plans could be finalized. Tom Shanahan asked the size of the property. Eric Valdina replied that there are 4.9 acres with 1000 feet to the back. He added that the driveway to the house from the road is 200'. Karl Vehlies (abutting neighbor) expressed concern about the culvert pipe that ran under the road and between the properties that carried water. Tom Shanahan asked how the plan would affect Mr. Vehlies' property directly. Mr. Vehlies said he was concerned about the runoff into the water if the paddocks were in the front of the property and the manure spread. Mrs. Thompson replied that the paddocks wouldn't be located in the front and the manure was not going to be spread. Mr. Flood (abutting neighbor) offered a topographical map drawn by Peter VanAlstyne. Mr. Flood expressed concern with the containment and storage of the manure. Gale Bury replied that the Board could require specific storage parameters. Harold Leiser asked about the soil and Bob Ornowski replied that the soil is sandy loam and Mr. Leiser said that would lessen the runoff. Mr. Ornowski gave a brief description of the land and surrounding areas (he hunts and logs the property). Mr. Flood expressed concern about where the horses would graze and exercise because of the number of trees on the property and the slope of the land. Eric Valdina explained that there would be some clearing of the trees and that in the middle of the property was a substantial area of flat land. Ms. Maul asked for an assurance in writing regarding any well contamination. Mrs. Thompson said they would use the steel containers from GroMax for storage on-site of manure. Tom Shanahan made a motion to accept the application and declare a negative environmental impact declaration with the following conditions:

1. A limit of 3 horses
2. The use is for private use only
3. The paddock and storage of manure will be located no closer than 200' of a neighboring property's well; and
4. The GroMax steel storage containers with lids will be used for manure storage.

Ms. Maul asked if there was someone who would make sure the distance was correct when the plan was final. Chairman Bury explained that Gerry Ennis is the Zoning Enforcement Officer and that was his responsibility. A neighbor expressed concern about cleaning up the roads if the horses are ridden on the roads and there is manure left. Mrs. Thompson made the assurance that they

would indeed go back and clean up the roads. The motion was seconded by Sean Cummings. All members voted in favor. A motion was made by Tom Shanahan and seconded by Marilyn Burch to close the Public Hearing. All members voted in favor. Chairman Bury explained to the applicants the plans would not be stamped and approved until the final plan was received by the Board showing the placement of buildings and paddock.

3. Site Plan Application: Charles & Alena Gerli, 9 Requa Road, Schodack Landing, NY for property located in the Town of Stuyvesant (tax map parcel number 11.-1-14.200). Applicant presented a site plan application to operate a Bed & Breakfast Inn. The total acreage is 33.8 acres. Ms. Gerli explained the home is 5000 square feet. The idea for the inn was out of financial necessity and she thought it would be fun. She explained that her immediate plan was for only 2 guest bedrooms because there are only 2 functional bathrooms. She explained that there are 5 bedrooms in the home total with 4 bathrooms. Two of the bathrooms are ready for use while the other 2 would need some renovations. She added that her hope was that the Inn would be successful and within 1-2 years she would renovate the other bathrooms to add 2 more guest rooms to expand her operation. Harold Leiser while reviewing the map asked if there had been a pool. Mrs. Gerlie explained that the pool had become too cumbersome and expensive to take care of and that they had it closed up. Mrs. Gerlie explained that the septic was a 1250 gallon tank and that it was new and was sized for a 5 bedroom house. Chairman Bury asked for a statement from an Engineer verifying the size of the septic. Mrs. Gerlie explained that there are 3 parking spots existing now and the plan is to add 3 more for a total of 6 on the property, initially. Tom Shanahan asked if there would be any employees. Mrs. Gerlie explained that with only 2 guest rooms she felt she and her husband could take care of everything and that no employees would be hired. Sean Cummings asked if the plan was build bathrooms and bedrooms. Mrs. Gerlie explained that everything was already there but that some renovations were necessary. Mr. Cummings asked if she had plans to expand and Mrs. Gerlie said yes, if they can afford it. She said she expects that the guests would mostly be on the weekends and mainly in the summer. A motion was made by Harold Leiser and seconded by Tom Shanahan to accept the site plan application with the stipulation that the Board receive a statement from the County Health Department or engineer regarding the size of the septic system. All members voted in favor. A motion was made by Harold Leiser and seconded by Tom Shanahan to set a Public Hearing for the next meeting date of Monday, August 26, 2013 at 7:00 pm. All members voted in favor. The Board advised letters would need to be sent to all property owners within 300' of her property.
4. Chairman Bury pointed out to the Board that everyone had received a letter from Albany Engineering inviting them to the re-dedication of the Hydro Electric Plant to be held on Saturday, August 10th.

The next meeting was scheduled for Monday, August 26, 2013 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Tom Shanahan. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary