

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF AUGUST 26, 2013

Approved at the 9/23/13 hearing

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Tom Cappadona
Charlene Leach, Planning Board Alternate

OTHERS PRESENT:

Tal Rappleeya
Peter Van Alstyne
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 Marilyn Burch to accept the minutes of the July 22, 2013 meeting. All members voted in favor.
2. Public Hearing for 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 proposes to operate a Bed & Breakfast Inn. A motion was made by Tom Shanahan and seconded by Harold Leiser to open the Public Hearing. All members voted in favor. Chairman Bury asked if anyone in attendance had any comments, questions or concerns. Mrs. Gerli provided the Board a letter from an engineer, Patrick J. Prendergast, stating the existing 1,250 gallon septic tank was sufficient to handle five to six bedrooms. Mrs. Gerli informed the Board that she spoke personally with neighbors regarding her plans and they were supportive. Tom Shanahan raised a question on the

expected number of bedrooms. Mrs. Gerli explained they would be starting with only two bedrooms because of the number of existing bathrooms. She stated there may possibly be five guest rooms but no more than that. The Board agreed that if the owner were to expand beyond five bedrooms (4 guest rooms/one owner), the septic system would have to be upgraded. There were no further comments or questions. A motion was made by Harold Leiser and seconded by Howard Gibbons to close the Public Hearing. All members voted in favor. A motion was made by Sean Cummings and seconded by Tom Shanahan to approve the application and declare a negative environmental impact declaration on the condition that there be a maximum of five bedrooms. If there were to be an expansion of bedrooms above five, the septic system would have to be upgraded. All members voted in favor.

3. Chairman Bury read a letter from Ray Jurkowski of Morris Associates regarding an incorrect article in the newspaper.
4. Minor Subdivision Application (lot line adjustment): Monroe Flood, 54 Breezy Ridge Road, Stuyvesant, NY (tax map number 53.00-1-20). Applicant proposes a minor subdivision and lot line adjustment with property owned by Gary Flood. The property is located in the Hamlet Extension zone. The Board reviewed the proposed project plan. Harold Leiser requested the map be outlined in two different colors to show the new properties being discussed. Melissa Naegeli will outline the map and put in the project file. A motion was made by Tom Shanahan and seconded by Harold Leiser to accept the application and set a Public Hearing for Monday, September 23, 2013 at 7 p.m. All members voted in favor.

The next meeting was scheduled for Monday, September 23, 2013 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Marilyn Burch. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary