

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JANUARY 23, 2006

***Approved at 2/27/06 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman
Mr. Ronald Knott
Ms. Marilyn Burch
Ms. Charlene Leach
Mr. Larry Kennett

MEMBERS ABSENT:

Mr. Harold Leiser
Ms. Rose Heintz

OTHERS PRESENT:

Mr. Tal Rappleyea

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 Charlene Leach and seconded by Marilyn Burch to accept the minutes of the December 19, 2005 meeting. All members voted in favor.
2. SKETCH PLAN APPLICATION: Jim Melville from MELO, 1 Melo Lane, Stuyvesant, New York, 12173 presented a proposal to convert his existing commercial building into apartments over the course of several years. He initially plans to convert space now into one apartment and continue his manufacturing business operations. He would then gradually convert the business operations space into three more apartments. He asked the board if this could be treated as a mixed use. Chairman Bury stated when the building was originally built this area was zoned commercial so the property is grandfathered in and therefore the change to apartments would not appear to be a problem. Mr. Melville indicated the building is on 6.2 acres. There is currently parking for 50 vehicles. A well and septic currently exist on the property to accommodate the manufacturing business and employees. The Board raised the issue as to whether a home and commercial business could co-exist in the same building. It was suggested there could be some code issues. The Board indicated the Health Department would

need to re-inspect the septic system to make sure it was up to code to handle apartments. A new site plan/survey map including the entire parcel, boundaries, etc was recommended. Mr. Melville does not own the land but holds the option to purchase the land at anytime. Mr. Rappleyea will do research into the issues raised. Mr. Melville will complete an updated site plan map for submission at the next meeting.

3. Great Oakes Subdivision Project by Frank Palladino, P.O. Box 87, Stuyvesant, NY 12173. Chairman Bury read the questions contained in the Environmental Assessment Form (EAF) concerning the project impact and magnitude. The Board completed their section of the EAF. Discussion continued from previous meetings concerning the adequacy of the wells and affect to neighboring property.

Ron Knott provided a copy of the DEC goals for the Hudson River Valley for 2005-2009.

The next meeting was scheduled for February 27, 2006 @ 7:00 p.m. A motion to adjourn the meeting was made by Ron Knott and seconded by Larry Kennett. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Secretary