

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF APRIL 24, 2006

\*\*\* Approved at 5/22/06 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman  
Ms. Marilyn Burch  
Ms. Charlene Leach  
Mr. Harold Leiser  
Mr. Larry Kennett

MEMBERS ABSENT:

Ms. Rose Heintz

OTHERS PRESENT:

Mr. Tal Rapplelea  
Mr. Raymond Jurkowski  
Brandee Nelson @ Crawford & Associates

Chairman Bury called the meeting to order at 7:05 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Marilyn Burch and seconded by Charlene Leach to accept the minutes of the March 27, 2006 meeting. All members voted in favor.
2. Chairman Bury read a letter of resignation from Ronald Knott resigning his position on the Planning Board to take a new position with the Town Board. A motion was made by Charlene Leach and seconded by Larry Kennett to accept the letter of resignation. All members voted in favor of the motion.
3. PUBLIC HEARING: A Public Hearing was opened at 7:10 p.m. on the application of Margaret Spier, Route 25A, Stuyvesant Falls, New York. Ms. Spier proposes to subdivide 0.133 acres from a total area of 2.829 acres. The 0.133 acre will be combined with the lands of Benjamin & Regina Mate and is not a separate building lot. This is property line adjustment between two adjoining parcels. There were no comments from the public. A motion was made by Marilyn Burch and seconded by Harold Leiser to close the Public Hearing. All

members voted in favor. A motion was made by Larry Kennett and seconded by Harold Leiser to approve the application, stamp and sign the survey maps. All members voted in favor. A motion was then made by Larry Kennett and seconded by Harold Leiser to rescind the motion to accept the application as an environmental impact declaration would need to be addressed. All members voted in favor. A motion was then made by Larry Kennett and seconded by Marilyn Burch to declare a negative environmental impact declaration. All members voted in favor of the motion. A motion was made by Larry Kennett and seconded by Harold Leiser to approve the application, stamp and sign the survey maps. All members voted in favor. Chairman Bury advised the applicant to notify the town assessor of the subdivision and file the survey maps with the county within 60 days.

4. PUBLIC HEARING: A Public Hearing was opened at 7:15 p.m. on the application of Robert Allen, 250 Sharptown Rd., Stuyvesant, New York. Mr. Allen proposes to subdivide 1.12 acres of land which will become part of the property owned by his neighbor, James Hedrick. A member of the public, Robert Cullen, asked if this was in an Agricultural district and if the district would change. The Board indicated it was agricultural and would remain so for the foreseeable future. Mr. Cullen was concerned this property line is on a curve and how it might affect future driveways to the main road. The board indicated any future development of the property would have to come before the board. The only issue before the board is a lot line adjustment and not development of the land. A motion was made by Harold Leiser and seconded by Charlene Leach to close the Public Hearing. All members voted in favor. A motion was made by Charlene Leach and seconded by Marilyn Burch to declare a negative environmental impact declaration. All members voted in favor. A motion was made by Larry Kennett and seconded by Harold Leiser to approve the application, stamp and sign the survey maps. All members voted in favor. Chairman Bury advised the applicant to notify the town assessor of the subdivision and file the survey maps with the county within 60 days.
5. PUBLIC HEARING: A Public Hearing was opened at 7:15 p.m. on the application of James Hedrick, 1917 Route 9, Stuyvesant, New York. This application was heard at the same time Mr. Allen's application was heard. Mr. Hedrick proposes to subdivide 0.13 acres which will become part of the property owned by his neighbor, Robert Allen. There were no additional comments from the public other than those made by Mr. Cullen above. A motion was made by Harold Leiser and seconded by Charlene Leach to close the Public Hearing. All members voted in favor. A motion was made by Marilyn Burch and seconded by Charlene Leach to declare a negative environmental impact declaration. A motion was made by Larry Kennett and seconded by Harold Leiser to approve the application. All members voted in favor. Mr. Hendrick did not have the survey maps with him. He was advised to get the maps and contact Chairman Bury to stamp and sign the survey maps. All members voted in favor. Chairman Bury

advised the applicant to notify the town assessor of the subdivision and file the survey maps with the county within 60 days.

6. Mr. Larry Kennett temporarily excused himself as a member of the board quorum to present the application of Ellen Kennett.
7. PUBLIC HEARING: A Public Hearing was opened at 7:35 p.m. on the application of Ellen Kennett, 63 Sunnyside Rd., Kinderhook, New York (Town of Stuyvesant). Larry Kennett appeared on behalf of Ellen Kennett who was not present. He presented a letter signed by Ellen Kennett allowing Larry Kennett to represent her at the meeting. Ms. Kennett proposes to subdivide 0.30 acres as a Lot Line Adjustment. The 0.30 acres is to be merged with lands of Ellen Kennett of 2.77 acres to become one parcel of 3.07 acres. The public did not comment. A motion was made by Harold Leiser and seconded by Charlene Leach to close the Public Hearing. All members voted in favor. A motion was made by Charlene Leach and seconded by Marilyn Burch to declare a negative environmental impact declaration. All members voted in favor. A motion was made by Harold Leiser and seconded by Charlene Leach to approve the application, stamp and sign the survey maps. All members voted in favor. Chairman Bury advised the applicant to notify the town assessor of the subdivision and file the survey maps with the county within 60 days.
8. Great Oak Subdivision: Brandee Nelson with Crawford & Associates provided a preliminary plat with the revised road drawing and storm water drainage proposal. Individual wells and septic systems will be constructed on each lot. The Columbia County Department of Health has approved the location of a septic system on each lot. Two test wells were drilled to demonstrate the site has adequate water. Both wells are 6 inches in diameter and drilled to a depth of 380 feet. One well produced 8 gallons per minute (gpm) and the other produced 6 gpm. They are both over the 5 gpm required by the NY Department of Health. Water samples have been taken but the results are not yet known. NYSDOT has approved the location of a single entrance. The proposed road layout includes two cul-de-sacs. Roadside drainage will be treated and conveyed in swales along with Bioretention areas located in the center of the cul-de-sac, if necessary. Drainage for individual lots will consist of drywells and bioretention areas. Harold Leiser indicated there were wet spots on the property. Ms. Nelson indicated the Army Corp of Engineers is working with her on this issue. Mr. Leiser questioned the depth of the water in specific areas and if they would need to be fenced. Ms. Nelson indicated the areas were not deep enough to require fencing. The bulk of the water would be distributed through infiltration. Run off will be addressed on a lot by lot basis. Adjacent property owners' wells were monitored without fluctuation. Mr. Jurkowski recommended the Board review Smith Well Drilling log notes and well data. The Board agreed and requested this information be obtained and provided for review at the next meeting. Lead agency status has been provided to the Planning Board. Mr. Jurkowski indicated drainage and plowing issues will need to be discussed with the town highway

superintendent. The Board would not take further action without reviewing the well monitoring results. It was recommended culvert sizing and location be identified.

The next meeting was scheduled for May 22, 2006 @ 7:00 p.m. A motion to adjourn the meeting was made by Gale Bury and seconded by Larry Kennett. All members voted in favor.

Respectfully submitted,

Shirley Narzynski  
Secretary