

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF JULY 24, 2006

MEMBERS PRESENT:

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

OTHERS PRESENT:

Attorney Tal Rappleyea  
Ray Jurkowski, Town Engineer

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 Larry Kennett to accept the minutes of the June 26, 2006 meeting. All members voted in favor.
2. MINOR SUBDIVISION APPLICATION: Great Oaks Subdivision, no one in attendance.
3. SITE PLAN REVIEW APPLICATION: Dawn Pfaff for Summerset Landing Mobile Home Park was in attendance. Ms. Pfaff gave the board reports for the SPDES Permit from the NYS Department of Environmental Conservation, a letter from the Columbia County Board of Health, Crawford & Associates letter stating that the Army Corp of Engineers has signed off, and reported that nothing was found of significance from the archeological study. The board would consider a contingent final approval if Ms. Pfaff has Crawford and Associates contact our Town Engineer and if Ms. Pfaff produces plans to show the stages in which the work will be done on the park.

Ms. Pfaff explained that they would like to do away with the sheds and put up garages if that is agreeable. The board did not see a problem with the garages. She also gave a map to the board showing a community center with parking that they would like to have for the park residents. She explained that this building would be approximately 2700 sq. ft., have an activity room, an exercise room, kitchen and bathroom inside with grills in the back. Parking of 30 spaces is intended for this center. The board stated they would like to see a plan to show drawings of exactly what the building would look like with landscaping, lighting, parking surface, storm drainage system, buffer zone and a list of rules including a section regarding noise.

4. MINOR SUBDIVISION APPLICATION: Richard and Tamara Demarest would like to divide a five acre lot into two lots. The board explained that they will need surveyor's plots. Chairman Bury asked if sharing a driveway would be a problem. Although the lot is going to be divided for a family member, the Demarest did provide an easement to the board. Some concerns were brought up regarding the steep slope of the property by Route 9J, the Demarest explained that the property levels out and that is where a barn currently exists. The board asked the Demarest to provide proposed septic system and well plans when they decide to building on the other lot. A motion was made by Larry Kennett and seconded by Harold Leiser to set a Public Hearing for the next scheduled meeting on August 28<sup>th</sup> at 7:00 pm. All members voted in favor.
5. MINOR SUBDIVISION APPLICATION: Robert, Nancy and Lewis Allen. The Allen's would like to transfer a lot back to the family farm. The board explained that the Allen's need a description of the property that was outlined on the map they gave to the board. A motion was made by Harold Leiser, seconded by Charlene Leach to set a Public Hearing for the next scheduled meeting on August 28, 2006. All members voted in favor.
6. SITE PLAN REVIEW APPLICATION: Les Murphy, Genevieve Martin & Claudia Israel submitted a Site Plan Review to turn an existing structure that was commercially zoned into three residential units. Approximately 20% of the building will remain a machine shop and 80% will be residence. Ms. Martin explained that they will be using alternative building materials, such as passive solar panels, to create the least environmental impact on the farming area. The board discussed that originally, Mr. Israel received a variance to have a commercial structure in an agricultural area. The board stated that they will need to show a plan to include; three parking spaced per dwelling, surface type, any modifications to the building, lighting, placement of septic and well and a letter from the Columbia County Board of Health regarding the existing septic and well.
7. LOT LINE ALTERATION: The Stuyvesant Fire District would like to do a lot exchange with Robert and Maureen Schuck. Tal Rappleyea discussed with the board the option of asking the Town Board to grant immunity to the Fire District so that may be exempt from fees associated with zoning and other land use regulations. Since the Fire District is funded by tax payers money this would save the community. Chairman Bury stated that he would contact the Town Board regarding this subject.

The next meeting was scheduled for August 28th @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Rose Heintz. All members voted in favor.

Respectfully submitted,

Lori Ennis  
Acting Secretary