

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF AUGUST 28, 2006

**** Approved at 9/25/06 meeting**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Rose Heintz

OTHERS PRESENT:

Attorney Tal Rappleyea
Ms. Brandee Nelson

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 Charlene Leach to accept the minutes of the July 24, 2006 meeting. All members voted in favor.
2. PUBLIC HEARING: A Public Hearing was opened at 7:05 p.m. on the Minor Subdivision application of Richard and Tamara Demarest, 794 Route 9J, Stuyvesant, New York. The proposed project would subdivide their present property of approximately five (5) acres into two (2) separate lots. A motion was made by Marilyn Burch and seconded by Charlene Leach to open the Public Hearing. All members voted in favor. Return receipts and a copy of a letter sent to their neighbors were submitted to the Board. A copy of the driveway easement was provided to the Board. There were no public comments either for or against the subdivision. A motion was made by Harold Leiser and seconded by Larry Kennett to close the Public Hearing. 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 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.

3. PUBLIC HEARING: Robert, Nancy and Lewis Allen, 250 Sharptown Road, Stuyvesant, New York. The Allen's would like to transfer a lot back to the family farm. A motion was made by Charlene Leach and seconded by Larry Kennett to open the Public Hearing. All members voted in favor. Return receipts and a copy of a letter sent to their neighbors were submitted to the Board. A person in the audience requested clarification on the number of lots and size which was clarified to their satisfaction. 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 Larry Kennett 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. The applicant was advised to notify the town assessor of the subdivision and file the survey maps with the county within 60 days.
4. Great Oaks Subdivision Project by Frank Palladino, Route 9J, Stuyvesant, NY 12173. A letter from Brandee Nelson @ Crawford & Associates dated August 10, 2006 and directed to Mr. Jurkowski was reviewed along with several maps and Great Oaks Subdivision Storm water and Pollution Prevention Management Plan. Ms. Nelson's response letter addressed several issues raised in Mr. Jurkowski's letter dated May 22, 2006 regarding Great Oaks subdivision preliminary plat. The DOT has approved the entrance location. The DOH has approved the septic locations and the Board is awaiting their letter of approval. The well tests performed had no effect on the neighbor's wells. Mr. Rappleyea pointed out the Town code regarding length of cul-de-sacs and this project exceeded the code. The Board is aware of this issue and had looked at alternative options that were not feasible. A question arose on the lot widths and Ms. Nelson stated the lot width would be measured at the building line. The issue of "flag" lots was raised. Mr. Rappleyea will research this issue further. A motion was made by Charlene Leach and seconded by Larry Kennett to set a Public Hearing for the next scheduled meeting date on September 25, 2006. All members voted in favor. The SEQRA can be addressed after the Public Hearing.
5. Hudson Landing Mobile Home Park has met the criteria for site plan approval. The plats have been signed. A letter dated August 18th, 2006 from Morris Associates was received concerning this project and filed.
6. LOT LINE ALTERATION: The Stuyvesant Fire District resolved this issue with the Stuyvesant Town Board with the Town Board granting immunity. Planning Board intervention will not be needed.
7. The Board was informed the New York Planning Federation will hold its annual conference from October 8th to October 11th at the Saratoga Hotel and Conference Center in Saratoga Springs. A copy of the tentative schedule was provided to the board members.

The next meeting was scheduled for September 25, 2006 @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Larry Kennett. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary