

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF NOVEMBER 27, 2006

**\*\* Approved @ 12/18/06 meeting**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Larry Kennett

OTHERS PRESENT:

Mr. Tal Rappleyea, Attorney  
Mr. Raymond Jurkowski, P.E.  
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 October 23, 2006 meeting. All members voted in favor.
2. PUBLIC HEARING: Great Oaks Subdivision Project by Frank Palladino, Route 9J, Stuyvesant, NY 12173. The public hearing was continued from last month's meeting. Ray Jurkowski briefly discussed his letter of November 22, 2006 addressed to the Town Planning Board with comments for the Board's review and consideration. The public did not comment. A motion was made by Harold Leiser and seconded by Rose Heintz to close the Public Hearing. All members voted in favor. The Board reviewed and completed the SEQR Environmental Assessment Form. A motion was made by Marilyn Burch and seconded by Charlene Leach to accept the Environmental Assessment Form as complete. 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 Charlene Leach and seconded by Harold Leiser to accept the preliminary plat plan contingent upon the applicant

meeting the criteria as outlined in Ray Jurkowski's letter of November 22, 2006. All members voted in favor.

3. PUBLIC HEARING: Site Plan Review Application: Ann MacIntosh, 127 Kinder Drive, located in the Town of Stuyvesant, NY. The application request is for approval to shelter and fence two goats for a 4-H project. Her property is located in the Hamlet Extension. A copy of the notification letter and return receipts were provided by the applicant. A motion was made by Marilyn Burch and seconded by Rose Heintz to open the Public Hearing. Jim Burke asked the Board why a site plan was required and what the rights of the applicant were. The Board explained the town zoning code requires review by the Planning Board. Mr. Burke objected to the time and expense incurred by the applicant for this process. Terese Maul asked to see a copy of the site plan plot map which she reviewed. Bob Nichol stated Stuyvesant Falls is an agricultural community where such activities should be allowed. A motion was made by Harold Leiser and seconded by Rose Heintz to close the Public Hearing. All members voted in favor. A motion was made by Harold Leiser and seconded by Charlene Leach to approve the site plan. All members voted in favor.
4. SITE PLAN REVIEW APPLICATION: Ronald Knott, 54 Sommerset Road, Stuyvesant, NY. The application request is to replace an existing single wide mobile home with a new double wide manufactured home. The home would hook into existing septic, water and electric service. A motion was made by Harold Leiser and seconded by Charlene Leach to accept the application. All members voted in favor. A motion was made by Harold Leiser and seconded by Rose Heintz to set a Public Hearing for December 18<sup>th</sup>, 2006 at 7:00pm. All members voted in favor.
5. MINOR SUBDIVISION APPLICATION: Norman & Faye Kay, 1832 Route 9J and Sharptown Road, Stuyvesant, NY. Norman & Faye Kay own nine (9) acres consisting of two separate parcels. Part of the property is located in an agricultural zone and part is in the Hamlet extension. Parcel #1 would be 2.231 acres, Parcel #2 would be 2.763 acres and Parcel #3 would be 4.006 acres. The Board questioned the location of well and which parcels it serviced. Discussion of Easements and Deed language was discussed. The Board discussed the need for contour lines on the map. The board asked if the roadway was wide enough for a fire truck. Parcel # 2 would have a "flag lot" configuration requiring a minimum of 60 feet of road frontage. A motion was made by Charlene Leach and seconded by Rose Heintz to accept a preliminary application. All members voted in favor. Updates and map modifications will be needed for the next meeting.
6. MINOR SUBDIVISION APPLICATION: John and Michael Rybka, Stuyvesant Falls, NY. An application was not provided to the board. A map of their property was provided showing they want to subdivide part of the property and do a lot line adjustment. There was a discussion concerning substandard lots. The applicant wants to create a two acre lot in a five acre zone. A motion was made

by Harold Leiser and seconded by Rose Heintz to refer this matter to the Zoning Board of Appeals. All members voted in favor.

The next meeting was scheduled for December 18, 2006 @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Charlene Leach. All members voted in favor.

Respectfully submitted,

Shirley Narzynski  
Planning Board Secretary