

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF DECEMBER 18, 2006

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. Tal Rappleyea, Attorney

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 Harold Leiser and seconded by Marilyn Burch to accept the minutes of the November 27, 2006 meeting. All members voted in favor.
2. PUBLIC HEARING: Ronald Knott, 54 Sommerset Road, Stuyvesant, NY. Application to replace an existing single wide mobile home with a new double wide manufactured home. A motion was made by Rose Heintz and seconded by Harold Leiser to open the Public Hearing. All members voted in favor. In response to a question by Mr. Kennett, Mr. Knott stated the mobile home foot print size would increase from a single wide to double wide. The new home will have 3 bedrooms versus the current two. Mr. Kennett questioned the septic capacity to handle 2 versus 3 bedrooms. Mr. Knott indicated the septic tank was 1,000 gallons, in good shape with a working leach field. The increased size of the home will not have a negative impact on set back requirements. 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 made by Marilyn Burch and seconded by Harold Leiser to accept and approve the application. All members voted in favor. Mr. Knott is in the process of having the property resurveyed. Once the updated survey is complete, the final plat will be stamped by the Board.

3. MINOR SUBDIVISION APPLICATION: John and Michael Rybka, 65 Rybka Road, Stuyvesant Falls, NY. The Board reviewed his application last month and Mr. Rybka has returned to the Board with revisions. 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 the lots. The applicant wants to create a two acre lot in a five acre zone. A lengthy discussion was held concerning different lot configurations. It was determined the proposal would not conform to the zoning regulations. Therefore, a motion was made by Charlene Leach 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 January 22, 2007 @ 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