

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JANUARY 22, 2007

**** Approved at 2/26/07 meeting**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. Tal Rappleyea, Town Attorney
Mr. Paul Engster, Attorney

Chairman Bury called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

1. Marilyn Burch requested the word "not" be inserted on the end of line seven of item # 3 involving the Rybka subdivision which was previously omitted due to a proof reading error. A motion was made by Larry Kennett and seconded by Rose Heintz to accept the minutes of the December 18, 2006 meeting after making the aforementioned correction. All members voted in favor.
2. MINOR SUBDIVISION APPLICATION: Norman & Faye Kay, 1832 Route 9J and Sharptown Road, Stuyvesant, NY. Norman & Faye Kay own nine (9) acres with a proposal to create three separate parcels. Part of the property is located in an agricultural zone and part is in the Hamlet extension. Parcel #1 would be 1.485 acres, Parcel #2 would be 2.765 acres and Parcel #3 would be 4.006 acres. Mr. and Mrs. Kay are represented by Attorney Paul Engster. Revised survey maps were provided to The Board. The map included location of structures, wells, septic, land contour lines, etc. A lot must be a minimum of five acres in an agricultural zone per current zoning regulations. Since part of the property lies in an agricultural zone and the requested lot sizes are less than five acres, the

application would need to be referred to the ZBA. Mr. Engster confirmed each property would have its own well and septic system. A right of way with 60 feet of road frontage allowing access to Parcel #2 is now shown on the survey map. The Board questioned if there was enough set back requirements along the new right of way line for the buildings located next to the property line. Mr. Engster indicated they would investigate the set back requirements. Chairman Bury indicated the ZBA could address that issue as well. Mr. Engster was advised to obtain an application for a variance from the ZBA.

3. Chairman Bury introduced Tom Shanahan as the new member of the Planning Board.

The next meeting was scheduled for February 26, 2007 @ 7:00 p.m. A motion to adjourn the meeting was made by Larry Kennett and seconded by Rose Heintz. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary