

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF APRIL 23, 2007

** Approved at 5/29/07 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman
Ms. Marilyn Burch
Ms. Rose Heintz
Mr. Harold Leiser
Mr. Tom Shanahan

MEMBERS ABSENT:

Ms. Charlene Leach
Mr. Larry Kennett

OTHERS PRESENT:

Mr. Tal Rappleyea, Town Attorney
Mr. Raymond Jurkowski, Morris Associates
Ms. Brandee Nelson
Mr. William Better, Attorney

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 Rose Heintz to accept the minutes of the March 26, 2007 meeting. All members voted in favor.
2. PUBLIC HEARING: John and Michael Rybka, 65 Rybka Road, Stuyvesant Falls, NY. Minor Subdivision application to subdivide part of the property and do a lot line adjustment. An Area Variance was previously approved by the Zoning Board for a 1.37 acre lot. A motion was made by Harold Leiser and seconded by Tom Shanahan to open the Public Hearing. All members voted in favor. There were no comments from the Board or the Public regarding the application. A motion was made by Harold Leiser and seconded by Tom Shanahan to close the Public Hearing. All members voted in favor. A motion was made by Harold Leiser and seconded by Rose Heintz to accept and approve the application. All members voted in favor. A motion was made by Harold Leiser and seconded by Rose Heintz to declare a negative environmental impact declaration. All

members voted in favor. Chairman Bury stamped the survey plats and advised the applicant to file them with the County within 60 days.

3. Preliminary Plat Review: Great Oaks Subdivision Project by Frank Palladino, Route 9J, Stuyvesant, NY 12173. Brandee Nelson and Frank Palladino were present. The Board received correspondence from Ray Jurkowski at Morris Associates dated April 23, 2007 addressing various preliminary plat documents from the Applicant. The correspondence primarily addresses drainage and distance between septic systems and wells. While the NYS Department of Health has ultimate jurisdiction for compliance, Mr. Jurkowski recommends these issues be dealt with now with a confirmation letter from the Department of Health. Mr. Jurkowski made recommendations concerning culvert locations and size. Ms. Nelson will discuss the culverts with the town highway supervisor, Bernie Kowalski. Once the engineering issues are satisfied, the Board will then set a Public Hearing on a final plat. A Bond will need to be created for the construction of the roadway. Easements will need to be addressed as well. Tal Rappleyea discussed development agreements that other towns have made between the town and the developer in major subdivision projects.

4. Minor Subdivision Application: William Better on behalf of Pinkowski Builders presented an application on a proposed project titled Fair Land Farm (formally known as Little Farms) located in both the Town of Kinderhook & the Town of Stuyvesant on County Route 21. This is a proposed 16 lot subdivision with three lots located in the Town of Stuyvesant. The proposed lot sizes in Stuyvesant range from 10 acres to 24 acres. A Long Form Environmental Assessment Form has been filed with the Town of Kinderhook. The proposed subdivision road would be a privately owned road off of County Route 21 in the Town of Kinderhook to service all parcels located in both towns. The proposed property lines are aligned with the Town lines. Mr. Better was not sure what fire district the property was located in. It was thought it could be in a "protective" district. Mr. Rappleyea suggested the fire district should be involved in the discussions on the proposed private road to ensure fire equipment can reach the back properties located in the Town of Stuyvesant. A motion was made by Harold Leiser and seconded by Marilyn Burch to declare lead agency status to the Town of Kinderhook. All members voted in favor. The Board requested joint Public Hearings be held to include both towns. A motion was made by Tom Shanahan and seconded by Rose Heintz recommending the Public Hearings for this subdivision be held in the Stuyvesant Town Hall. All members voted in favor.

The Board requested that all matters to be presented to the Board be received 10 days before the meeting date. Any submission involving subdivisions, site plans, etc must include 11 (eleven) copies of the any maps, survey plats, sketch plans, etc for distribution to the Board members to review prior to the meeting.

Due to the Memorial Day Holiday, the next meeting was scheduled for Tuesday, May 29, 2007 @ 7:00 p.m. A motion to adjourn the meeting was made by Tom Shanahan and seconded by Harold Leiser. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary