

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF MAY 29, 2007

**** Approved at 6/25/07 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
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 Marilyn Burch and seconded by Harold Leiser to accept the minutes of the April 23, 2007 meeting. All members voted in favor.
2. Preliminary Plat Review: Great Oaks Subdivision Project by Frank Palladino, Route 9J, Stuyvesant, NY 12173. Chairman Bury informed the Board Brandee Nelson contacted him earlier today requesting this matter be removed from the agenda this evening. A letter from Ray Jurkowski dated May 29th was faxed to the Planning Board today outlining comments and considerations for the Board to consider. A motion was made by Charlene Leach and seconded by Larry Kennett to review and address the letter from Morris Associates at the next scheduled meeting on June 25th. All members voted in favor.
3. 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, etc. On April 24th, the Zoning Board of Appeals approved the following three Variances:

- A) Variance approved for three lot sizes as designated on the plans – Lot 1 total acres = 2.229, Lot 2 total acres = 2.765 & Lot 3 total acres = 4.006
- B) Variance approved for side lot set back on new Parcel #1 for the garage to allow 8.4 feet set back versus minimum 10' required
- C) Variance approved for side lot setback on Parcel #1 for the house to allow 21.5 feet setback versus minimum 25 feet required.

A motion was made by Harold Leiser and seconded by Rose Heintz to accept the application. All members voted in favor. A motion was made by Harold Leiser and seconded by Charlene Leach to set a Public Hearing for June 25, 2007 at 7:00 p.m. All members voted in favor. Mr. Engster asked if the same people had to be notified that were notified for the ZBA Public Hearing. He was advised the same neighbors would need to be notified.

- 4. Minor Subdivision Application: Mike and Kris Schrader, 478 Eichyush Road, Kinderhook, NY (Town of Stuyvesant) propose to join two separate parcels of property into one parcel. Parcel #1 identified as Lot 1A on a "House Location" map consists of approximately 5.0237 acres. Parcel #2 identified as Lot 7 on this same map consists of approximately 12.678 acres. A motion was made by Harold Leiser and seconded by Tom Shanahan to accept the application. All members voted in favor. A motion was made by Tom Shanahan and seconded by Larry Kennett to set a Public Hearing for June 25th at 7:10 p.m. All members voted in favor.
- 5. Chairman Bury read a letter sent by the Town of Kinderhook Planning Board to the Town of Stuyvesant Planning Board advising a Public Hearing has been scheduled for the subdivision application of Fairland Equities to create a 20 lot subdivision on the property formerly known as Little Farms. The property is located at 3223 County Route 21, Kinderhook, NY. Three parcels will be located in the Town of Stuyvesant. William Better on behalf of Pinkowski Builders was present to answer any questions concerning the application. The Town of Kinderhook has indicated it will serve as lead agency for this action. A Full Environmental Assessment Form was provided. Due to a scheduling conflict with Kinderhook's public hearing on June 21, the board elected to hold a separate public hearing in Stuyvesant. A motion was made by Harold Leiser and seconded by Rose Heintz to set a Public Hearing in the Town of Stuyvesant Town Hall for June 25th at 7:20 pm. All members voted in favor.

The next meeting was scheduled for Monday, June 25, 2007 @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Marilyn Burch. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary