

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JUNE 25, 2007

** Approved at July 23, 2007 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mr. Larry Kennett

OTHERS PRESENT:

Mr. Tal Rappleyea, Town Attorney
Mr. Raymond Jurkowski, PE
Mr. Paul Engster, Attorney
Mr. William Better, Attorney
Ms. Brandee Nelson, PE

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 May 29, 2007 meeting. All members voted in favor.
2. PUBLIC HEARING: 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. The applicant's attorney, Paul Engster had not yet arrived with the notice letters and proof of mailing. A motion was made by Tom Shanahan and seconded by Harold Leiser to open the Public Hearing at 7:01 pm. All members voted in favor. There was no comment from the public or the Board. A motion was made by Harold Leiser and seconded by Charlene Leach to close the Public Hearing at 7:03 pm. All members voted in favor. A motion was made by Tom Shanahan and seconded by Charlene Leach to declare a negative environmental impact declaration. All members voted in favor. A motion was

- made by Harold Leiser and seconded by Rose Heintz to approve the subdivision on condition that Mr. Engster produces the notice letter and proof of mailing before the end of the meeting. All members voted in favor. Mr. Engster arrived before the end of the meeting submitting the notice letter and stamped postal receipts confirming the letters were mailed. Chairman Bury stamped the survey maps.
3. Final Plat Review: Great Oaks Subdivision Project by Frank Palladino, Route 9J, Stuyvesant, NY 12173. A response letter from Brandee Nelson @ Crawford & Associates dated June 20, 2007 was received by the Planning Board. This letter addressed comments made by Morris Associates in their letter of May 29, 2007. Crawford is in agreement with recommendations by Morris & Associates. Tal Rappleyea recommended the Board consider a developers agreement/contract to ensure the developer contractually abides by the development proposal. Ray Jurkowski recommended the Board consider Final Plat approval based on the applicant meeting the conditions set forth in Morris Associates letters of May 29th and June 25th 2007 and a developer's agreement. The Board was informed by Tal Rappleyea that another Public Hearing is optional because the Board previously conducted a Public Hearing and the current proposed changes are not substantial. A motion was made by Harold Leiser and seconded by Charlene Leach to approve the Final Plat conditioned upon the applicant meeting the requirements set forth by Morris & Associates and the signing of a developer's contract which will be prepared by Tal Rappleyea. All members voted in favor.
 4. PUBLIC HEARING: Fairland Farm (formerly known as Little Farms), 3223 County Route 21, Kinderhook, NY. Subdivision application of Fairland Equities to create an 18 lot subdivision. Three parcels will be located in the Town of Stuyvesant. William Better and Clint Adey were present to answer questions. A motion was made by Tom Shanahan and seconded by Rose Heintz to open the Public Hearing at 7:15 pm. All members voted in favor. Mr. Better indicated notices of the public hearing were hand delivered to adjoining property owners. The Town of Kinderhook has declared lead agency status. Mr. Better explained the proposed plan for the subdivision. The deeds will contain restrictive covenants prohibiting further subdivision of the property. Several questions were posed by Ray Jurkowski, Tal Rappleyea and several board members. Test pits have not yet been done for the septic systems. The Kinderhook fire department covers this area. The property lines were adjusted to move the access road back because the Town of Stuyvesant does not allow private development roads. Ray Jurkowski requested flagging of federal wetlands and deep test holes done. Questions were raised by the Board concerning the location of the development road off of Route 21. These questions involved safety concerns about access onto Route 21 and the intersection with Fordham Road. The board recommends the county consider signage not allowing a left hand turn onto route 21 or a right turn off of Fordham Road. The Board requested confirmation that the County Highway Department approved of this location including site distance, need for signing and location of the road. A motion was made by Tom Shanahan and

- seconded by Marilyn Burch to write a letter to the county requesting they consider signage and road location. A roll call vote was taken on this motion. Harold Leiser, Marilyn Burch, Tom Shanahan and Gale Bury voted yes. Charlene Leach and Rose Heintz voted no. The motion was carried and the letter will be sent to the county. A motion was made by Tom Shanahan and seconded by Harold Leiser to close the Public Hearing at 8:20 pm. All members voted in favor.
5. PUBLIC HEARING: Mike and Kris Schrader – rescheduled for next month’s meeting on Monday, July 23, 2007 at 7:00 pm.
 6. MINOR SUBDIVISION APPLICATION: John and Linda Morgan, Valatie, NY for property located on Schoolhouse Road, Stuyvesant, NY. They propose to divide 17 acres into two lots consisting of 5 acres and 12 acres. Maps were reviewed by the members. The topography is flat. Both properties will meet the required road frontage requirements. The Board requested the applicant contact the Town Highway Supervisor about the driveway location and if driveway permits are needed. A motion was made by Tom Shanahan and seconded by Harold Leiser to accept the application. All members voted in favor. A motion was made by Tom Shanahan and seconded by Rose Heintz to set a Public Hearing for Monday, July 23, 2007 at 7:10pm. All members voted in favor.
 7. Heidi Griffin, Route 9J, Stuyvesant, NY approached the board to discuss feasibility of subdividing a small area of her property on the north end of Rout 9J and joining it with property on the opposite side of the road. The Board recommended she determine exactly how much acreage she has. A survey map was suggested as the total area of both parcels will need to be determined. The property is located in an agricultural district. She will obtain the additional information and contact the Board.

The next meeting was scheduled for Monday, July 23, 2007 @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Tom Shanahan. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary