

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF JULY 23, 2007

\*Approved at August 27, 2007 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Marilyn Burch  
Mr. Larry Kennett

OTHERS PRESENT:

Mr. Tal Rappleyea, Town Attorney  
Mr. William Better, Attorney  
Mr. Ronald Pinkowski

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 June 25, 2007 meeting. All members voted in favor.
2. PUBLIC HEARING: Mike and Kris Schrader, 478 Eichybush Road, Kinderhook, NY (Town of Stuyvesant) propose to join two separate parcels of property into one parcel. A motion was made by Charlene Leach and seconded by Harold Leiser to open the Public Hearing at 7:03 pm. All members voted in favor. Mr. & Mrs. Schrader provided a copy of the notice letter sent to adjacent property owners notifying them of the Public Hearing as well as Certified Mail Receipts confirming the letter was sent. There were no comments from the public or Planning Board members. A motion was made by Harold Leiser and seconded by Rose Heintz to close the Public Hearing at 7:04 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 Tom Shanahan and seconded by Harold Leiser to approve the application. All members voted in favor. The revised survey maps showing

the two parcels as one were not available for signing. A motion was made by Harold Leiser and seconded by Tom Shanahan allowing Chairman Bury to stamp and sign the updated survey maps once obtained. All members voted in favor.

3. PUBLIC HEARING: 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. A motion was made by Harold Leiser and seconded by Tom Shanahan to open the Public Hearing at 7:07 pm. All members voted in favor. Mr. Morgan provided a copy of the notice letter sent to adjacent property owners notifying them of the Public Hearing as well as Certified Mail Receipts confirming the letter was sent. Several questions and concerns were raised by the public. Lisa and Kevin Reis raised concerns about this being a rural farming area that would now be divided into separate lots, concerns about damage to the road and the culture of the area. Mr. Reis voiced concerns about the driveway access to the rear property lot being used by a potential buyer to log woodlands and the use of dump or lumbar trucks. Lisa Reis was concerned about the lack of a speed limit on this road, that there are several children in the area and that trucks will use Schoolhouse Road to access this property if it is eventually used to log or mine. Mr. Morgan stated he had not made any long term decisions on what they planned to do with the property after it was subdivided. If he should sell the property in the future, he does not know what that owner will do with the property. Mr. Morgan stated the proposed subdivision meets with the current town zoning laws. Terri Graham stated she was concerned that Mr. Boll wants access to adjacent property on Schoolhouse Road. Ms. Graham is concerned with the use of the property should it be sold. Mr. Rappleyea stated it would depend on the proposed use of the property. He indicated if the use was a proposed gravel mine, it requires a permit from the DEC and public hearings. The Town does not require a permit for logging but DEC requires a permit and storm water treatment plan if more than one acre of land is changed. The Board asked why Mr. Morgan wanted to subdivide the property. He stated they have considered giving to their daughter and subdividing the property increases the value of the property. His intention is to eventually construct a residence on the property. Mr. Morgan states he is not interested in mining or logging the property. A motion was made by Tom Shanahan and seconded by Charlene Leach to close the Public Hearing at 7:35 pm. All members voted in favor. Several Board members stated they wanted to study the proposal more & view the proposed subdivision property before taking further action. A motion was made by Harold Leiser and seconded by Tom Shanahan to table this action until the next meeting to be held on August 27, 2007 at 7:00 pm. All members voted in favor.
4. FAIRLAND FARM: (formerly known as Little Farms), 3223 County Route 21, Kinderhook, NY. Subdivision application of Fairland Equities to create a 16 lot subdivision. Three parcels will be located in the Town of Stuyvesant. William Better indicated based on concerns at the last meeting of the Board with issues where the development road meets County Route 21, the Columbia County Highway Department was contacted. Mr. Better states they came out within 48

hours, reviewed the area and stated they would not be able to respond until they received a letter from the Town of Stuyvesant. Mr. Better states Mr. Jurkowski had asked for a map which he provided. Mr. Better and Mr. Pinkowski expressed frustration that the Town of Stuyvesant was questioning proposed & current roads that are located in the Town of Kinderhook that Kinderhook has not questioned. They were also frustrated that the County Highway Department stated they would have a response to Stuyvesant within 48 hours but had not yet received a letter from Stuyvesant. Tom Shanahan stated he wanted to share his frustration as well because Mr. Jurkowski was to consult with him on the proposed letter to the highway department. When Mr. Shanahan did not hear from Mr. Jurkowski by July 19<sup>th</sup>, he sent an email to which he has not had a response. Mr. Better stated he spoke to Mr. Jurkowski who indicated a letter was sent to the highway department about July 19<sup>th</sup> but the Board had not yet received a copy. Chairman Bury recommended we discuss this further with Mr. Jurkowski at the next meeting when he can defend himself. Mr. Pinkowski asked the Board if there were other issues. Chairman Bury responded only those outlined in Mr. Jurkowski's previous requests/correspondence and the matter involving the road signage &/or relocation of the road. Mr. Pinkowski again questioned Stuyvesant's involvement concerning a road proposed in the Town of Kinderhook. The Board indicated that the road would be used by Town of Stuyvesant residents and therefore that is the reason for Stuyvesant's involvement. Mr. Pinkowski stated he felt there was another hidden agenda involved. Mr. Shanahan asked Mr. Pinkowski what he felt that agenda was. Mr. Pinkowski stated he was not sure but felt it was personal. Mr. Shanahan stated there was no other agenda and he and the Board were concerned about the safety of residents who would have to use the proposed road. Mr. Better asked for a concerted effort to get this resolved by next month. Chairman Bury concurred.

The next meeting was scheduled for Monday, August 27, 2007 @ 7:00 p.m. A motion to adjourn the meeting was made by Harold Leiser and seconded by Rose Heintz. All members voted in favor.

Respectfully submitted,

Shirley Narzynski  
Planning Board Secretary