

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF SEPTEMBER 24, 2007

*Approved at October 22, 2007 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Ms. Charlene Leach
Ms. Rose Heintz
Mr. Larry Kennett

OTHERS PRESENT:

Mr. Tal Rappleyea, Town Attorney
Mr. Raymond Jurkowski, Morris Associates
Mr. William Better, Attorney
Mr. Carl Whitbeck, Attorney
Mr. James Tomaso, Surveyor

Chairman Bury called the meeting to order at 7:05 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Tom Shanahan to accept the minutes of the August 27, 2007 meeting. All members voted in favor.
2. Minor Subdivision Application by Sandra Coon, 12 Hotel Lane, Stuyvesant Falls, NY. The applicant provided a letter requesting Mr. Tomaso represent her interests in this matter before the Board. Applicant proposes to convey 0.533 acres to an adjoining property owner (Keil) to be merged with Keil's existing parcel. The current boundary line goes through the Keil residence. Mr. Jurkowski recommended revision of note #9 on the survey plat to include the tax map number of the land to be joined. An easement is requested for use of the driveway. Since the proposed property lines will not meet zoning set back requirements, a referral to the Zoning Board was recommended. A motion was made by Tom Shanahan and seconded by Harold Leiser to refer the applicant to the ZBA. All members voted in favor.

3. Tal Rappleyea informed the Board that the Glencadia Rod & Gun Club and Sheriff property have resolved their boundary dispute and we are awaiting approval from the court.

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. Tal Rappleyea excused himself as attorney for the Town of Stuyvesant on this subdivision proposal. Carl Whitbeck appeared on behalf of Jason Shaw representing the Town of Stuyvesant for this matter. Copies of the minutes from a workshop meeting held by the Town of Kinderhook on September 13, 2007 were distributed to the board members. A copy of Ray Jurkowski's status letter to the Planning Board was distributed to the members. The letter included comments regarding the Hydrology Analysis, Subdivision Plans, Covenants and Restrictions. A letter dated September 19, 2007 from Tal and Holly Rappleyea that was addressed to the Town of Kinderhook Planning Board was given to the Board members. Tom Shanahan stated the letter was in line with the concerns he had about the project. Mr. Better provided a response letter dated September 20, 2007 addressed to the Kinderhook Planning Board for this Board's review. Carl Whitbeck recommended that the record reflect that a contract exists between the Kinderhook and Stuyvesant Fire Companies that Kinderhook will service the lots located in Stuyvesant. The Board discussed final approval contingent upon several items including approval from the Health Department, Storm Water prevention plan, Planning Board approval from Kinderhook and Department of Public works approval. Tom Shanahan abstained from voting due his concerns about the road location and safety issues. This would leave only three members to vote which would not constitute a quorum. Mr. Better objected to waiting another month for a meeting and requested an interim meeting for this vote. Two meeting dates were discussed and the Board members will be contacted for availability. Ray Jurkowski requested the applicant draft a Homeowners Association proposal for review prior to the next meeting.

The next regular meeting was scheduled for Monday, October 22, 2007 at 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