

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF OCTOBER 22, 2007

****Approved at 11/26/07 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. William Better, Attorney
Mr. Jason Shaw, Attorney

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 September 24, 2007 meeting. All members voted in favor.
2. 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. Jason Shaw was present representing the Town of Stuyvesant. A copy of Ray Jurkowski's status letter dated October 22, 2007 to the Planning Board was distributed to the Board members. Mr. Better stated he has received a list of directives from the Town of Kinderhook engineer, Pat Prendergast and Stuyvesant's engineer, Ray Jurkowski. They are going to take the two requests and make one set of plans based on the requests from both towns. Mr. Better indicated he was seeking final plat approval contingent upon addressing the items requested by both engineers. Mr. Shaw recommended the Board consider conditional preliminary plat approval contingent upon the applicant meeting the requirements as outlined in Mr. Jurkowski's October 22nd letter, including a

declaration of protective covenants acceptable to the Stuyvesant Planning Board and Kinderhook Planning Board. Mr. Better stated the Kinderhook Fire Department will cover the entire subdivision. The applicant will post a "letter of credit" which allows the developer to go forward without improvements and takes the place of a bond. The applicant filed a CPS7 form which allows the developer to proceed without a Homeowners Association but the Attorney General must approve the covenants. A motion was made by Larry Kennett and seconded by Charlene Leach to grant conditional preliminary plat approval. Tom Shanahan stated his objection concerning the dangerous location of the subdivision road and safety issues. Tom Shanahan voted against the motion. All remaining members voting in favor. The majority of members voted in favor so the motion granting conditional preliminary plat approval was carried & approved. Jason Shaw will draft the formal document.

3. Chairman Bury announced Pace University Law will conduct a training program at Columbia Greene Community College on December 8, 2007. Any members still needing training certification were urged to attend.

The next regular meeting was scheduled for Monday, November 26, 2007 at 7:00 p.m. A motion to adjourn the meeting was made by Tom Shanahan and seconded by Marilyn Burch. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary