

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF DECEMBER 17, 2007

**** Approved at 1/28/08 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. 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 Marilyn Burch and seconded by Tom Shanahan to accept the minutes of the November 26, 2007 meeting. All members voted in favor.
2. Minor Subdivision Application by Sandra Coon, 12 Hotel Lane, Stuyvesant Falls, NY. The applicant previously 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. The Zoning Board of Appeals (ZBA) conducted a Public Hearing on 11/27/07 and subsequently approved a variance for a side yard set back of 1.9 feet and a second variance for rear yard set back of 34.8 feet. The ZBA referred the applicant back to the Planning Board for consideration of the subdivision application. Updated survey maps were provided to the Board showing the tax map number, location of septic systems and wells. The Planning Board requested a legal description of the driveway easement be placed in the deed once the property is conveyed. A motion was made by Larry Kennett and seconded by Rose Heintz to accept and approve the subdivision application on condition that the driveway easement is included in the deed. All members voted in favor. Chairman Bury requested a

copy of the deed once it is filed for our file. A motion was made by Larry Kennett and seconded by Rose Heintz to authorize Chairman Bury to approve and stamp the survey maps. All members voted in favor.

3. Minor Subdivision Application by Robert and Lewis Allen, 250 Sharptown Road, Stuyvesant, NY. The application proposes to subdivide five (5) acres from a 103.63 acre parcel off Allendale Road in the Town of Stuyvesant. A five (5) acre minimum is required in an Agricultural District. Mr. Allen proposes to build a house on the 5 acres. Survey maps were presented to the Board. The Board requested Mr. Allen discuss the driveway location with town highway supervisor, Bernie Kowalski and seek his approval for the location. A motion was made by Tom Shanahan and seconded by Larry Kennett to accept the subdivision application. All members voted in favor. A motion was made by Tom Shanahan and seconded by Larry Kennett to set a Public Hearing for Monday, January 28, 2008 at 7:00 pm. All members voted in favor.
4. Minor Subdivision Application by Theodore and Sarah Guthridge, 200 Ridge Road, Schodack Landing, NY (Town of Stuyvesant). The applicant proposes to adjust a property line between two parcels owned by the applicant. The Board requested the applicant add the location of wells and septic systems and a note designating this is an agricultural zone to the survey map. A motion was made by Larry Kennett and seconded by Charlene Leach to accept the application. All members voted in favor. A motion was made by Larry Kennett and seconded by Charlene Leach to set a Public Hearing for Monday, January 28, 2008 at 7:00 pm. All members voted in favor.

The next regular meeting was scheduled for Monday, January 28, 2008 at 7:00 p.m. A motion to adjourn the meeting was made by Larry Kennett and seconded by Harold Leiser. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary