

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF JANUARY 28, 2008

\*\* Approved at 2/25/2008 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman  
Ms. Marilyn Burch  
Mr. Harold Leiser  
Mr. Larry Kennett

MEMBERS ABSENT:

Ms. Charlene Leach  
Mr. Tom Shanahan  
Ms. Patricia Casey

OTHERS PRESENT:

Chairman Bury called the meeting to order at 7:04 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Larry Kennett to accept the minutes of the December 17, 2007 meeting. All members voted in favor.
2. PUBLIC HEARING: Theodore and Sarah Guthridge, 200 Ridge Road, Schodack Landing, NY (Town of Stuyvesant) propose to adjust a property line between two parcels owned by the applicant. The Board previously requested the applicant add the location of the wells, septic systems and a note designating this is an agricultural zone to the survey map. New survey maps were presented with the additional information shown. Mr. Guthridge 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. A motion was made by Larry Kennett and seconded by Harold Leiser to open the Public Hearing. All members voted in favor. There were not comments or concerns from the public. A motion was made by Larry Kennett and seconded by Harold Leiser to close the Public Hearing. All members voted in favor. A motion was made by Harold Leiser and seconded by Larry Kennett to approve the subdivision. All members voted in favor. A motion was made by Harold Leiser and seconded by Larry Kennett to declare a negative environmental impact declaration. All members

voted in favor. The subdivision was approved and Chairman Bury stamped the survey maps.

3. PUBLIC HEARING: Robert and Lewis Allen, 250 Sharptown Road, Stuyvesant, NY proposes to subdivide five (5) acres from a 103.63 acre parcel off Allendale Road in the Town of Stuyvesant. Survey maps were presented to the Board. Mr. Allen 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. A motion was made by Larry Kennett and seconded by Harold Leiser to open the Public Hearing. All members voted in favor. Seven members of the public voiced questions to Mr. Allen and concerns to the Board concerning the subdivision. A member of the public asked how many lots Mr. Allen could subdivide out of the farm. Chairman Bury stated five (5) acre lot minimums are required in an Agricultural Zone. Further subdivision requests would require approval from the Planning Board and be subject to set back and road frontage requirements. Douglas Mayer expressed concerns about the drainage along the property line between his property and the Allen property. He states there is a man-made pond located on his property near the property line and drainage ditches. Marilyn Burch requested the pond and drainage ditches be shown on Mr. Allen's survey map. Chairman Bury requested Mr. Allen obtain revised survey maps showing the pond and drainage ditches located on Mr. Mayer's property and return to the Board. Concerns were raised about Mr. Allen's plans to eventually build a house on the property, especially concerning septic system, grading/drainage from the property, etc. The Board indicated further development of the property would be subject to Planning Board and Department of Health approval and the only matter before the Board currently was the application to subdivide the property. A motion was made by Harold Leiser and seconded by Larry Kennett to close the Public Hearing. All members voted in favor. A motion was made by Marilyn Burch and seconded by Harold Leiser to accept the application with the survey map corrections to be made and declare a negative environmental impact declaration. All members voted in favor.

The next regular meeting was scheduled for Monday, February 25, 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