

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JUNE 23, 2008

*Approved at 7/28/08 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman
Ms. Marilyn Burch
Ms. Charlene Leach
Ms. Patricia Casey
Mr. Harold Leiser
Mr. Tom Shanahan

MEMBERS ABSENT:

OTHERS PRESENT:

Brent Stack, 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 May 19, 2008 meeting. All members voted in favor.
2. PUBLIC HEARING: Richard and Heidi Eckel Jr., South Schodack Road, Castleton, NY proposes to subdivide five (5) acres from a parcel on County Route 21 in the Town of Stuyvesant. The applicant provided a copy of the notice letter sent to adjacent property owners as well as certified mailing receipts. A motion was made by Charlene Leach and seconded by Patricia Casey to open the public hearing at 7:10 pm. All members voted in favor. There was no public comment. A letter from the Columbia County Department of Health was provided showing requirements for a sewage disposal system for this property. The driveway permit will be provided when it is returned by the County. A motion was made by Harold Leiser and seconded by Charlene Leach to close the public hearing. All members voted in favor. A motion was made by tom Shanahan and seconded by Harold Leiser to approve the subdivision and declare a negative environmental impact declaration. All members voted in favor. Chairman Bury stamped the survey maps.

3. Minor Subdivision Application: Robert and Lewis Allen, 250 Sharptown Road, Stuyvesant, NY proposes to sell the conservation easement of their 354 acre farm to the Scenic Hudson Land Trust. Mr. Allen presented a map showing the land he proposes to place in the easement. Chairman Bury asked if there were building envelopes. Mr. Allen will obtain a corrected map and return to the Planning Board with a final draft of the conservation easement.
4. The board noted work continued on a driveway being built along Route 9J past Sharptown Road on a steep embankment. The driveway was moved to the left of its original location resulting in easier access to the property.
5. The Board received a letter dated June 20, 2008 from Ray Jurkowski at Morris Associates with an update on the Great Oak Subdivision review of final plat documents. A copy of the DOT Entrance Permit and Columbia County Department of Health approval were provided. All outstanding engineering issues have been addressed. The applicant shall enter into a developer's agreement with the town and include posting of a performance guarantee in the amount of \$364,800. Morris Associates recommends bonding and written description of all proposed easements and roadway be reviewed by the Town Attorney and an escrow account be replenished to include estimated inspection fee prior to Planning Board Chairman signing the plat.
6. Chairman Bury reminded the board members of upcoming summer training seminars sponsored by the Association of Towns. The first session will be held July 17th at SUNY New Paltz. Members interested in attending were given application forms. Board members were given information on a seminar being conducted by the law firm of Tuczinski, Cavalier, Gilchrist & Collura on June 25, 2008. The seminar is titled "The Development Approval Process in New York State".
7. Attorney Brent Stack was introduced by Chairman Bury as an associate with the Law Offices of Tal G. Rappleyea.

The next meeting was scheduled for Monday, July 28, 2008. A motion to adjourn the meeting was made by Marilyn Burch and seconded by Harold Leiser. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary