

PLANNING BOARD  
TOWN OF STUYVESANT  
STUYVESANT, NEW YORK 12173

MINUTES OF JANUARY 26, 2009

**\*\* Approved at 2/23/09 meeting**

MEMBERS PRESENT:

Mr. Gale Bury, Chairman  
Ms. Marilyn Burch  
Ms. Charlene Leach  
Mr. Harold Leiser  
Mr. Frank Palladino  
Mr. Sean Cummings, Alternate

MEMBERS ABSENT:

Ms. Patricia Casey  
Mr. Tom Shanahan

OTHERS PRESENT:

Mr. Tal Rappleyea, Attorney for the Town  
Mr. Andrew Howard, Attorney

Chairman Bury called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Marilyn Burch to accept the minutes of the November 24, 2008 meeting. All members voted in favor.
2. Minor Subdivision Application: Lawrence Ashmead proposes to subdivide 13.722 acres of property located at 1234 State Route 9J, Stuyvesant, NY. Attorney Andrew Howard presented a letter of representation from Lawrence Ashmead indicating Mr. Howard could act on his behalf concerning this matter. A map was provided to the Board. It showed two separate parcels of 5.212 acres and 8.362 acres. A lot line adjustment for the remaining 0.148 acres would be conveyed to and merged with adjacent property owned by Ira and Pamela Gottlieb. The 8.362 acre parcel is located on both sides of Route 9J with a conservation easement on the portion of the property located on the west side of Route 9J (Parcel 1-1 identified on the map.) A motion was made by Charlene Leach and seconded by Harold Leiser to accept the application. All members voted in favor. A motion was made by Charlene Leach and seconded by Marilyn

Burch to set a Public Hearing for Monday, February 23, 2009 at 7:00 p.m. All members voted in favor.

3. Chairman Bury welcomed Frank Palladino as a new Planning Board member. Sean Cummings was welcomed as an alternate Planning Board member. Mr. Cummings was filling in for Patricia Casey who was absent.
4. Minor Subdivision Application: Gregory Drumm, 251 Gibbons Road, Stuyvesant, NY, proposes a lot line adjustment with the adjacent property owner, Warren Leiser. A subdivision application was completed by Warren Leiser as well. Mr. Drumm proposes to add 30 feet to his property to satisfy side lot set back requirements. A map was provided showing the proposed adjustment. Harold Leiser requested he be excused from the application process as he is related to the parties. Chairman Bury accepted his request to be excused. A motion was made by Marilyn Burch and seconded by Charlene Leach to accept the application. All members voted in favor. A motion was made by Charlene Leach and seconded by Marilyn Burch to set a Public Hearing for Monday, February 23, 2009 at 7:00 pm. All members voted in favor.
5. Conservation Easement: Elisa Koizumi, County Route 46, Stuyvesant, NY proposes to sell the conservation easement to her property to the Scenic Hudson Land Trust. Attorney Bethany Ralph appeared on behalf of Ms. Koizumi. A sketch map showing the land she proposes to place in the easement and proposed contract between Ms. Koizumi and Scenic Hudson was provided to the Board. The property is currently being surveyed and a map will be provided at the next meeting. The property is 59.87 acres with 2.5 acres designated as the Building Envelope (farmstead area). Ms. Ralph indicated they would return with the final survey maps next month.
6. Will Pflaum, Rybka Road, Stuyvesant Falls, NY. Mr. Pflaum approached the Board about subdividing the house from the barn located on his 15 acre property. His driveway provides a right of way to adjacent property behind him. Mr. Pflaum states he boards dogs in the barn on his property. He does not breed dogs. Different driveway options were discussed by the board members. Mr. Pflaum agreed to have his attorney contact Mr. Rappleyea to work out the issues and options involving the driveway.

The next meeting was scheduled for Monday, February 23, 2009 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Marilyn Burch. All members voted in favor.

Respectfully submitted,

Shirley Narzynski  
Planning Board Secretary