

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF MARCH 23, 2009

****Approved at 4/27/09 meeting**

MEMBERS PRESENT:

Mr. Gale Bury, Chairman
Ms. Marilyn Burch
Ms. Charlene Leach
Mr. Harold Leiser
Mr. Frank Palladino
Mr. Tom Shanahan

MEMBERS ABSENT:

Ms. Patricia Casey
Mr. Sean Cummings, Alternate

OTHERS PRESENT:

Mr. Tal Rappleyea, Attorney for the Town

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 Tom Shanahan to accept the minutes of the February 23, 2009 meeting. All members voted in favor.
2. Minor Subdivision Application: Richard & Judith Hamm, 127 Tuczynski Rd., Schodack Landing, NY (Town of Stuyvesant) proposes to subdivide two acres from a 36 +/- acre parcel and add the two acres to an adjacent 26 +/- acre parcel also owned by the applicants. A survey map provided by the applicant was reviewed by the Board Members. The Board requested the applicant obtain updated survey maps showing the two parcels, proposed change in boundary lines, wells, septic, pond and dirt embankment along Tuczynski Road. A Motion was made by Tom Shanahan and seconded by Harold Leiser to accept the subdivision application. All members voted in favor. A motion was made by Tom Shanahan and seconded by Marilyn Burch to set a public hearing for April 27, 2009 at 7:00 p.m. All members voted in favor.
3. Minor Subdivision Application: Williams Farm Partnership by Carl Williams, 2167 Route 9, Kinderhook, NY (property located in the Town of Stuyvesant)

proposes a boundary line adjustment with his neighbor, Peter Gerkman. Williams Farm consisting of 135 +/- acres would convey 0.41 acres to Mr. Gerkman creating a 2.48 acre lot after the adjustment. A motion was made by Harold Leiser and seconded by Frank Palladino to accept the subdivision application, waive the public hearing and approve the minor subdivision. All members voted in favor. A motion was made by Harold Leiser and seconded by Frank Palladino to declare a negative environmental impact declaration. All members voted in favor. Chairman Bury stamped the survey maps.

4. William Pflaum, 3 Rybka Road, Stuyvesant Falls, NY submitted a site plan application and minor subdivision application to the Board for review. Mr. Pflaum requests a site plan review to run a dog kennel business classified as a Home Occupation – Class 2 under the zoning laws. He also proposes to subdivide the house from the barn located on his 15 acre property. His driveway provides a right of way to adjacent property behind him. Set back requirements were discussed and reviewed for the house, barn and accessory structures. A recommendation was made to slightly move one of the proposed subdivision lines to create a wider area near the “bottle neck” area identified as L2 on the map. The board asked to provide a separate site plan map showing the outside dimensions of the barn and surrounding area. The requirement for a long form environmental impact statement was waived. Mr. Pflaum states he boards dogs in the barn on his property. He does not breed dogs. He picks the dogs up and returns them so there is no additional traffic or parking issues. The board requested he obtain the additional information/revisions and return to the board for further review.

The next meeting was scheduled for Monday, April 27, 2009 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Frank Palladino. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary