

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF FEBRUARY 28, 2011

*Approved at 3/28/11 meeting

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

Bill Wallace, Architect
Peter Van Alstyne

Chairman Bury called the meeting to order at 7:10 p.m. with the Pledge of Allegiance to the Flag.

1. Tom Shanahan requested the minutes reflect Mr. Pflaum stated 75 dogs could be there three days but Mrs. Pflaum stated 75 dogs could be there for three weeks. A motion was made by Harold Leiser and seconded by Marilyn Burch to accept the minutes of the January 24, 2011 meeting with the above noted addition. All members voted in favor.
2. PUBLIC HEARING: Site Plan Review Application – Amy Boll, 203 Hollow Road, Stuyvesant, NY proposes to convert an existing single family residence into a Bed & Breakfast. A motion to open the public hearing was made by Gale Bury and seconded by Harold Leiser. All members voted in favor. Mr. Wallace provided copies of letters sent to the neighbors along with certified mailing receipts. A letter from Fix Family Enterprises was provided indicating the septic tank was 2,000 gallons. A letter was provided stating the Bed & Breakfast will apply to the main lodge building. A neighbor, Joan Snyder asked if this was changing a residential use to a commercial use. Tom Shanahan stated it is not just a general commercial use but specifically a Bed & Breakfast use which are subject to specific zoning laws that address a Bed & Breakfast. Joan Snyder questioned what authority Amy Boll had to act on behalf of the owner, 203

Hollow Road LLC. James Prendamano, part owner of 203 Hollow Road LLC, stated Amy Boll is the managing partner and has the authority to act on behalf of the LLC. Harold Leiser asked if the Nature Conservancy owns any of the land or have a say in the development rights of the property since the survey map indicates this is a conservation easement map of the Nature Conservancy and Lands of Boll. Mr. Wallace stated the Nature Conservancy has a conservation easement but not on the part of the land for the Bed & Breakfast. A neighbor, Vincent Sacco asked if it could be explained what this project is about, including any future plans. Mr. Sacco states he received a letter from a man in Staten Island about leasing or buying his property for hunting purposes, weddings and banquets. Mr. Prendamano indicated hunters would be welcome at the Bed & Breakfast. However weddings, banquets and parties would not be permissible under the zoning laws for a Bed & Breakfast. Mr. Wallace explained the proposed conversion of the residence into a Bed & Breakfast. It is anticipated 5-6 cars could be there daily. Supply deliveries will be done mostly by pick up truck. Joan Snyder stated she was advised by counsel that without proper confirmation that Amy Boll can act on behalf of the applicant, this matter cannot move forward. The Board requested the applicant obtain Department of Health approval for the septic and water. The Board requested something from the Nature Conservancy indicating the Bed & Breakfast does not involve them. The Board stated they would discuss this application further with the town attorney. A motion was made by Tom Shanahan and seconded by Harold Leiser to adjourn the public hearing and continue it on Monday, March 28th, 2011 at 6:45 pm. All members voted in favor.

3. Site Plan Review Application - Wayne & Roberta Austin, County Route 46, Stuyvesant, NY proposes to subdivide approximately 26 acres. Mr. Austin indicated there is an existing driveway. He asked questions concerning the difference between a minor and major subdivision, density averaging, road specifications and the best way to subdivide. Different subdivision options were discussed. Chairman Bury recommended he discuss the subdivision with Tal Rappleyea. Mr. Austin indicated he would get back to the board with any further plans.
4. Since Mr. Plfaum requested the public hearing set for last month be postponed until March, Chairman Bury indicated a motion would be needed to reschedule the public hearing. A motion was made by Harold Leiser and seconded by Patricia Case to set a public hearing for Monday, March 28th, 2011 at 7:00 pm. All members voted in favor.
5. Jerry Ennis requested the Planning Board provide the minutes and any conditions of approval on the former Seymour subdivision now owned by Frank Palladino. The concern is with the future driveway and any requirements. There is also an old cemetery located on the property. The Board will research the minutes and get back to Jerry.

The next meeting was scheduled for Monday, March 28, 2011 at 6:45 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Sean Cummings. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary