

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF MAY 23, 2011

** Approved at 6/27/11 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:

Tal Rappleyea, Town Attorney
Raymond Jurkowski, Morris Associates
Peter Van Alstyne

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 April 26, 2011 meeting. All members voted in favor.
2. Minor Subdivision Application: Albany Engineering Corp., for property located on Hudson Ave., also known as County Route 25 in the Town of Stuyvesant. The applicant is represented by R. Sardo Land Surveying. Applicant proposes a boundary line alteration taking 0.097 acres from an existing parcel of approximately 38.1 acres and adding it to an existing 0.136 acre parcel. A copy of the hearing notice letter sent to adjacent property owners and certified mailing receipts were provided. A motion was made by Gale Bury and seconded by Harold Leiser to open the public hearing. All members voted in favor. It was confirmed the driveway is now owned by the property owner. There was no comment by the public. A motion was made by Harold Leiser and seconded by Patricia Casey to close the public hearing. A motion was made by Harold Leiser and seconded by Patricia Casey to declare a negative environmental impact declaration and approve the minor subdivision. All members voted in favor. Chairman Bury stamped the survey maps.

3. Public Hearing for Minor Subdivision Application: Tom Gersch for the Estate of David Bult, 255 Ridge Road located in the Town of Stuyvesant, NY proposes to subdivide three 5 acre lots from a 150 +/- acre parcel. Peter Van Alstyne appeared on behalf of the applicant. A letter from Mr. Kowalski indicated driveway entrances were approved and located on the survey maps. A letter from the NYS Department of Health was provided showing percolation tests were completed. A copy of the hearing notice letter sent to adjacent property owners and certified mailing receipts were provided. A motion was made by Harold Leiser and seconded by Tom Shanahan to open the public hearing. All members voted in favor. Mr. Leiser asked if the power lines were owned by Niagara Mohawk or National Grid and if the lots were locked in. The response was Niagara Mohawk is still shown as the owner of the power lines and the lots are not locked in. There was no comment by public. A motion was made by Harold Leiser and seconded by Patricia Casey to close the public hearing. All members voted in favor. A motion was made by Harold Leiser and seconded by Charlene Leach to declare a negative environmental impact declaration and approve the minor subdivision. All members voted in favor. Chairman Bury stamped the survey maps.
4. Public Hearing for Minor Subdivision Application: Therese Kornbluh, 401 Ridge Road located in the Town of Stuyvesant, NY proposes to subdivide 2.79 acres with an existing house from about a 15 acre parcel. Peter Van Alstyne appeared on behalf of the applicant. A copy of the hearing notice letter sent to adjacent property owners and certified mailing receipts were provided. A motion was made by Tom Shanahan and seconded by Harold Leiser to open the public hearing. All members voted in favor. Patricia Casey asked if the acres set aside for restricted development was buildable land. Mr. Van Alstyne confirmed they were buildable but due to the density averaging zoning, the acres set aside could never be built on. Jennifer Ellers and Jeffrey Luxfinger stated they are adjacent property owners but never received notice of the public hearing. They have owned the adjoining property for about two years. It was determined the 2009 records were used to identify the adjacent property owners. The 2010 records just came out but not in time for the notices on this subdivision. Ms. Ellers and Mr. Luxfinger indicated they did not have any objection to the subdivision. A motion was made by Tom Shanahan and seconded by Harold Leiser to close the public hearing. All members voted in favor. A motion was made by Tom Shanahan and seconded by Harold Leiser to declare a negative environmental impact declaration and approve the minor subdivision. All members voted in favor. Chairman Bury stamped the survey maps.
5. Public Hearing for Minor Subdivision Application: Roberta & Wayne Austin, County Route 46 located in the Town of Stuyvesant, NY proposes to subdivide approximately 155 acres into two lots. Peter Van Alstyne appeared on behalf of the applicants. A copy of the hearing notice letter sent to adjacent property owners and certified mailing receipts were provided. A motion was made by Charlene Leach and seconded by Patricia Casey to open the public hearing. All

- members voted in favor. There was no comment by the Board or public. A motion was made by Harold Leiser and seconded by Sean Cummings to close the public hearing. All members voted in favor. A motion was made by Harold Leiser and seconded by Sean Cummings to declare a negative environmental impact declaration and approve the minor subdivision. All members voted in favor. Chairman Bury stamped the survey maps.
6. Mr. Bury stated Mr. Pflaum had withdrawn his request to have the Planning Board consider modifications to his prior site plan approval to operate a dog camp.
 7. Scenic Hudson Land Trust will be seeking approval for a conservation easement on the Austin property located in the Town of Stuyvesant. They will provide a copy of the contract and deed at the next meeting. The easement will conserve approximately 150 acres of farmland.
 8. Columbia Land Conservancy proposes a conservation easement for David and Melinda Rowley (Monkshood Nursery, LLC). A conservation easement is also proposed for Kiernan Goodwin. Both properties are located on Route 9J in the Town of Stuyvesant. A copy of the deed and contract will be provided at the next meeting.
 9. Tal Rappleyea excused himself from the meeting due to a conflict with a matter before the Board involving the Glencadia Dog Camp by Mr. Pflaum.
 10. Minor Subdivision Application: Aenne Grannis, 3 Rybka Road, Stuyvesant Falls, NY proposes to merge two separate adjoining tax parcels into approximately one 15 acre parcel. Peter Van Alstyne appeared on behalf of the applicants. A motion was made by Harold Leiser and seconded by Tom Shanahan to accept the minor subdivision application. All members voted in favor. A motion was made by Harold Leiser and seconded by Tom Shanahan to set a Public Hearing for the next meeting scheduled for Monday, June 27, 2011 at 7:00 pm. All members voted in favor.
 11. Board members were informed that land use training was scheduled for June 22, 2011 at Columbia Greene Community College.
 12. Sean Cummings asked if survey or site plan maps could be placed in the rear of the meeting room when applications are submitted to the Board for review. This will allow the audience to review the maps if needed. The Board did not object to Sean making the maps available if he wanted. However, the Board did not issue a formal policy concerning this issue.

The next meeting was scheduled for Monday, June 27, 2011 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Tom Shanahan. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary