

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JULY 25, 2011

**** Approved @ 9/26/11 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
David Everett, Esq. (special counsel for the town on the dog camp for Mr. Pflaum)
Peter Lynch, Esq.

Chairman Bury called the meeting to order at 7:03 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Patricia Casey to accept the minutes of the June 23, 2011 meeting. All members voted in favor.
2. Tal Rappleyea excused himself from the meeting due to a conflict with a matter before the Board involving Aenne Grannis and William Pflaum.
3. 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. A Public Hearing was held at the June 27, 2011 meeting. The Planning Board adjourned the Public Hearing and declared a positive declaration requiring the applicant provide a long environmental assessment form (SEQR). Mr. Lynch appeared on behalf of the applicant. Mr. Lynch argued there was no reasonable basis to support a positive environmental significance finding. Mr. Everett stated a positive declaration finding needs to be in writing by the Board outlining the environmental concerns and significant environmental impacts. The deficiencies in following the proper procedures would need to be corrected. A motion was made by Tom Shanahan and seconded by Sean Cummings to rescind

the positive declaration without prejudice. All members voted in favor. A motion was made by Gale Bury and seconded by Patricia Casey to postpone action on the subdivision application until the Zoning Board of Appeals makes a decision on Mr. Plfaum's appeal pending before them. All members voted in favor.

4. Minor Subdivision Application: Howard Gibbons Jr., 169 Route 26A, Stuyvesant, NY, proposes to make a boundary line adjustment between two adjacent properties he owns. The property tax map numbers are 52.01-02-26 and 52.01-02-27. The property is located in the Hamlet zone. The Board requested the location of the septic system be identified on the survey maps. A motion was made by Tom Shanahan and seconded by Charlene Leach to accept the application and set a Public Hearing for the next scheduled meeting date of Monday, August 22, 2011 at 7:00 pm. All members voted in favor.

The next meeting was scheduled for Monday, August 22, 2011 at 7:00 pm. A motion to adjourn the meeting was made by Patricia Casey and seconded by Charlene Leach. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary