

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF MAY 21, 2012

****Approved at the 1/27/14 meeting****

MEMBERS PRESENT:

Ms. Marilyn Burch
Ms. Charlene Leach
Mr. Harold Leiser
Mr. Tom Shanahan
Mr. Sean Cummings
Mr. Tom Cappadona, Planning Board Alternate

MEMBERS ABSENT:

Mr. Gale Bury, Chairman
Ms. Patricia Casey

OTHERS PRESENT:

Jerry Ennis
Jack Sheriff
Peter Van Alstyne
Dawn Pfaff
Matthew Bowe-Land Surveyor

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

1. Peter Van Alstyne appeared before the Board to discuss a proposal to subdivide five acres on Mr. Sheriff's property located at 409 County Route 46, Stuyvesant, NY. Tax map number 62.00-01-38.11. A map showing the parcels is separate and a copy of the original contracts for the 2 separate parcels, one parcel dated 11/12/2004 and the second parcel contract was dated 7/19/2005 was presented. Mr. Sheriff is seeking a subdivision for the two separate parcels with separate tax map numbers. Tom Shanahan made a motion, seconded by Marilyn Burch to declare a negative environmental impact and approve the minor subdivision. All members voted in favor. Chairman Bury will stamp the maps upon his return.
2. Dawn Pfaff of Stuyvesant Landing Mobile Homes located at 155 Summerset Road Stuyvesant, NY, appeared before the Board advising she would like to put modular home vs. a manufactured home on a lot. Ms. Pfaff explained the differences between a modular home vs. manufactured home, according to the

manufacturer...1) The building code; 2) The HUD code is known as the performance code; and 3) The modular code which are design codes to meet the NYS building code. The modular would be built to a better quality with upgrades, such kitchen cabinets. Tom Shanahan made a motion, seconded by Tom Cappadona to declare a negative impact, as long as all conditions of the existing building permit is met, the zoning code is applied and the NYS Building code is satisfied that it be allowed. All members voted in favor.

3. Matthew Bowe appeared before the Board for a boundary line adjustment, on behalf of Kimberly Smith, 468 CR#46, Stuyvesant, NY, (tax map number 62.00-01-41) and John and Mary Rogers (tax map number 62.00-01-42). Mr. Bowe was advised that an application and short Sequa form needs to be submitted for the minor subdivision of a lot line adjustment between their two properties. Marilyn Burch made a motion, seconded by Tom Shanahan to tentatively review and accept the application, and to set a public hearing for June 25, 2012. All members voted in favor.

The next meeting was scheduled for Monday, June 25, 2012 at 7:00 pm. A motion to adjourn the meeting was made by Tom Cappadona and seconded by Charlene Leach. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary