

**Planning Board Minutes
Town of Stuyvesant
Stuyvesant, NY 12173**

August 26, 2019

*****DRAFT*****

Members Present:

Harold Leiser
Joseph Belline
Mark Cross
Kathryn Schneider
Tim Hotaling

Members Absent:

Gale Bury, Chairman
Howard Gibbons
Alternate: Angela Preyor

Others Present:

Ron Knott
Tal Rappleyea, Town Attorney
Doreen Danforth
Jacob, Applicant
Other community members

Harold Leiser deputy Chairman, called the meeting to order at 7:00 PM, with the Pledge of Allegiance.

Minutes from last meeting, April 22, 2019 were reviewed by Mark Cross and Harold Leiser, the two members present tonight that were also at April's meeting. Since only those two members could vote on the accuracy of the minutes, it was determined that the board would table the approval until the next meeting when more members could be present.

1. Harold Leiser, Deputy Chairman, discussed the first item on the agenda, Site Plan Review from applicant Jake Samascott, "Mutsu, LLC" at 554 Eichybush Road, Stuyvesant NY tax map #'s 43.-1-7 with approximately 111 acres, for an "Event Barn". The applicant reviewed his intentions of repurposing an existing old barn on the property into an event barn/venue for gatherings, weddings, and cider/beer tasting as originally presented to the board in November 2018. The existing barn sits on one side of the road on a parcel owned by "Mutsu LLC", the venue would at times use the parcel down and across the road, tax map#42.-1-7 at 30 acres, also owned by "Mutsu LLC", for overflow parking when necessary. It was determined by an engineer that the existing barn is not as structurally sound as originally thought, so the applicant is proposing to build a new barn, at 7921 square feet, using reclaimed wood and beams from the original structure when possible. A set of new survey maps drawn on 7/24/2019 by Patrick Prendergast were presented and distributed tonight. The map shows a new 60 foot by 80 foot barn, fairly close to the existing barn but on the other side of the silos, and in the Zoning classification of "A", agriculture, with a front setback of 131 feet, side of 132 feet and rear of 2252 feet. The drawings show a new entrance to the barn, further down the road, rather than utilizing the

current/existing entrance off Eichyush which is currently directly across from a house on the other side of the road. The two lots combined are 111+30 acres and the total amount of land to be used by the venue is approximately 5 acres, or less than 5% of the total lot coverage. The barn would look over the existing pond and have 70 parking spaces near the venue, three of which would be labeled ‘handicap’, and an additional overflow gravel lot across the road that could hold 384 more cars. This overflow lot would be used only at large events and attendants would be provided to assist patrons with parking and exiting. The applicant believes most of the events would have approximately 100-150 guests but the capacity could be up to 600 people. No official floorplan of the barn was handed out, but the applicant stated the barn would be a fairly large open area, with restrooms and a small “prep only” type kitchen. The applicant intends to use caterers and food service companies to bring in prepared foods so the barn kitchen would only be to heat up prepared meals. The applicant stated he already has been in contact with the department of health for the perk and septic test. Member Mark Cross brought up his concerns about the traffic on the back road. He stated the road is not lined, has no easy access to a main road and it didn’t have good signage regarding sharp turns. Another member made comment that for many years dairy and milk trucks have traveled the same road with no problems. The applicant assured there would be adequate lighting but not too much to disturb the neighbors, and temporary type lighting would be set up in the gravel lot across the road only when there was a venue booked. A question was raised about the potential noise and town attorney Tal Rappleyea reminded all present that part of the official review for the site plan is to determine the appropriate accepted level of noise and glare. The applicant stated the venue sits over 100 feet back off the road and that elevation change from the road going down hill to the front of the barn would also act as a natural buffer to noise. Tal reminded everyone of the due process for site plan review as outlined in the Zoning, and that a public hearing would be scheduled before any final decisions or approvals were made by the board. He also brought up the question about fireworks at the venue and if the applicant planned on any other additional buildings, etc, or if the plan submitted tonight was the final map. The applicant stated he would like to have a pavilion type building constructed near the pond to host wedding ceremonies. The applicant is also proposing holding tanks for the increased water supply during events. The applicant stated he most of the employees that would be required for events would come from the catering companies. Tal advised the applicant the board requires additional information to continue and to accept a formal application as items are still missing, as he read the requirements in the town Zoning. Once final plans from the applicant have been received, the board will continue the Site Plan Review process and proceed with a formal application, this was more of a “sketch Plan review” and no fees have been paid yet.

2. The board received an email question from resident Tom Cappadona. The board gave the printed email to Tal tonight to look into and to clarify Tom’s request.
3. Information was distributed tonight regarding upcoming Planning and Zoning schools to all members present. Harold Leiser reviewed the required training to the new members and discussed opportunities for them. The town attorney asked if the new members had their own printed copies of the town zoning, and the secretary will get those ready for the members. Current publications of “Talk of the Towns and Topics” was handed out.
4. The following open projects/ previously submitted applications did not have any action tonight as there has not been any additional information or documents supplied to the board, also be it known the applicants were not present tonight and they are:
 - a) Preliminary Site Plan- Pinkowski-Sharptown Road- for an “Event Barn”.
 - b) previously submitted project, Site Plan Review –location 2167 Route 9, tax map 53.-1-3 Wil- Roc Farms for a 2-5 MW solar array.

With no further business, a motion to adjourn was made by Joe Belline and second by Mark Cross. The motion was approved without objection.

Respectfully Submitted

Doreen Danforth/ Secretary to the Planning Board