



## Planning Board

# TOWN OF POESTENKILL

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## PLANNING BOARD August 11, 2020 Minutes @ Poestenkill Fire Hall

### Attendees:

Tom Russell, Chairman  
Jeffrey Briggs  
Harvey Teal  
Steve Valente (late)  
Robert Dore  
Don Heckelman  
William Daniel

### Non-Voting:

Robert Ryan, Esq.  
Lynn E. Kane, Clerk

### Absent:

Judy Grattan

Chairman Russell called the meeting to order at 6:30 pm with the Pledge of Allegiance and introduces the Members of the Board.

### Public Hearings:

George & Jenna Czerno  
138.-1-7.111

2 lot Minor Subdivision  
547 Oak Hill Rd.

The Secretary read the Public Hearing notice into the record. Applicants reviewed their current rehabilitation of the existing residence and wish to convey Lot 1 of approximately three point one three (3.13) acres of land to close personal friends to build a home and retain the remaining lands for Lot 2 with forty point eight seven (40.87) acres. The Applicants do not anticipate future subdivisions.

The SEQRA portion of the public hearing began with Chairman Russell reading the Environmental Assessment Form (EAF) into record and the Board responded to all questions. Motion made by Member Teal that the proposed action will not result in any significant adverse environmental impact and that therefore, a negative declaration should be issued. Seconded by Board Member Briggs and was approved by a vote six (6) ayes; zero (0) nays and zero (0) abstentions.

Chairman Russell asked if any member of the public in favor of the application wishes to speak – there is none. Chairman Russell asks if any member of the public in opposition of the application wishes to speak – there is none. Chairman Russell closes the public hearing with “There being no further comments, the public hearing is closed.”

Motion made by Member Heckelman to approve the 2 lot Minor Subdivision. Motion was seconded by Member Daniel and approved by a vote of six (6 ) ayes, zero (0) nays and zero (0) abstentions.

*Resolution: 2 Lot Minor Subdivision approved.*

**Applicants:**

|                     |                           |
|---------------------|---------------------------|
| <u>Noelle Hardy</u> | <u>Special Use Permit</u> |
| 136.-8-13           | 8905 Rt. 66               |

Applicant, Noelle Hardy, spoke with the Board of wanting to open a restaurant at 8905 Rt. 66. Discussion between Applicant and Board reviewing particulars discussed during the July 7, 2020 Planning Board meeting. Applicant states that the footprint of building will not change, the septic system was recently cleaned and was advised by Board that Rensselaer County Department of Health would need to be notified of this project. Chairman Russell questioned Applicant regarding the absence of property owner, whose presence is required. Applicant stated Owner knew and had confirmed. Chairman Russell stated the Owner must appear to Board prior to Public Hearing. Member Heckelman made a motion to schedule a Public Hearing for Tuesday, September 1, 2020. Member Teal seconded the motion and was approved with six (6) ayes, zero (0) nays and zero (0) abstention.

*Resolution: Public Hearing Scheduled for September 1, 2020.*

|  |                                |
|--|--------------------------------|
| <u>Boys Scouts of America, Twin Rivers Council</u> | <u>2 Lot Minor Subdivision</u> |
| 115.-3-6.1   | 240 Davitt Lake Road           |

James Colaneri was the original Applicant but this was changed per Board Counsel, Robert Ryan, to the Boys Scouts of America, Twin Rivers Council. Mr. Mark Switzer of the Boys Scouts was in attendance with Mr. Colaneri. Mr. Colaneri explained to the Board his desire to purchase 10.27 acres from the Boy Scouts, with no intention of developing the additional acres. There was discussion between the Board and Applicants. Member Teal made a motion to classify this project a 2 Lot Minor Subdivision. Member Dore seconded the motion and it was approved with six (6) ayes, zero (0) nays and zero (0) abstentions. Member Dore made a motion to schedule a Public Hearing for Tuesday, September 1, 2020. Motion was seconded by Chairman Russell and was approved with six (6) ayes, zero (0) nays and zero (0) abstentions.

*Resolution: Public Hearing Scheduled for September 1, 2020.*

**Minutes:** Meeting minutes of July 11, 2020 were reviewed. Motion to accept the Minutes was made by Board Member Valente, seconded by Board Member Heckelman and approved by a vote of seven (7) ayes; zero (0) nays and zero (0) abstentions.

**Public Comment Period:**

Chairman Russell asked those in attendance if anyone has any comments they wish to share. Town Board Member, June Butler, spoke of the Comprehensive Planning Committee recent meeting. Ms. Butler stated that a great deal of work has been done by some of the Planning Board Members on the committee and that it falls to the Planning Board to “do the maintenance” on the Plan. Ms. Butler thanked the Committee for all of its work. Finally, she stated that the topic of “keyhold lots” was on the agenda for the upcoming Town Board meeting. With no one else wishing to speak, the public comment period was closed.

**Old Business:**

Chairman Russell advised the Board that the Shuhart project remains on hold due to COVID. Clerk Kane advised the Board that the Gush Plat Plan is now awaiting Rensselaer County Department of Health review.

**Organizational:**

Chairman Russell handed out proposed revisions to Code #193-11, B to address recreational space within subdivisions. Member Briggs stated he had looked at ongoing subdivisions in the Town and finds Chairman Russell’s proposals to be quite reasonable. There was some discussion amongst the Board Members and Chairman Russell requested feedback from each Member.

Chairman Russell advised the Board of the extensive list of Applicants to appear in front of the Board. He suggested that the agenda be split into two (2) meetings – September 1<sup>st</sup> and September 15<sup>th</sup> – so as to keep the hours of the meeting to a reasonable amount. Member Heckelman agreed with this suggestion as very reasonable. Members Valente and Daniel stated they would rather keep in one meeting. The next meeting of the Planning Board will be Tuesday, September 1, 2020 at 6:30 pm at the Poestenkill Fire Hall.

A motion to adjourn the meeting at 8:00 pm was made by Member Valente seconded by Member Heckelman and approved by a vote of six (6) ayes, zero (0) nays, and one (1) abstention – Member Daniel.

Respectfully submitted,

Lynn E. Kane,  
Planning Board Clerk