**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board**

**October 3, 2023 @ 7:00 PM**

**Poestenkill Town Hall**

**(DRAFT)**

**Attendees: Non- Voting:**

Tom Russell, Chairperson Lawrence Howard, ESQ.

Don Heckelman Stephanie Volkmann, Clerk

Harvey Teal

William Daniel **Absentees:**

Jeff Briggs Vicki Spring, Alternate

Laura Burzesi Steve Valente

**7:01 PM – Pledge of Allegiance**

**Minutes:**

Meeting minutes from September 5, 2023 were reviewed. Motion to accept the minutes was made by Member Teal and seconded by Member Daniel and approved with a vote of (6) yays, (0) nays and (0) abstentions.

Meeting minutes from September 13, 2023 workshop were reviewed. Motion to accept the minutes was made by Member Daniel and seconded by Member Burzesi and approved with a vote of (5) yays, (0) nays and (1) abstention. (Member Heckelman)

Jennifer, from NYSERDA, gave a presentation on their solar laws and fees. Jennifer explained the different Tiers of solar they have and what each one requires for applications, permits and requirements. NYSERDA’s website has all the information they presented to us and they are willing to have brochures made up for us if needed.

**Applicants:**

Pat Dunworth:

 Pat Dunworth submitted a Minor Subdivision application to divide her house she is selling with the outbuildings and make a flag lot with the remaining portion of the property. The house will be sold on 1.53 acres and the flag lot will be 3 acres.

The rear setback is only 15 feet from the barn and the code requires 20 feet. Patricia is having her survey adjusted to have the 5 feet added to the rear setback to give her the 20 feet setback which is required. She also had the option to go to the Zoning Board for a 5 feet variance.

A motion was made to classify a 2-lot minor subdivision for Dunworth by Member Teal and seconded by Member Briggs with a vote of (6) yays and (0) nays and (0) abstentions.

A motion was made to have a public hearing at the WEDNESDAY November 8th meeting by Member Burzesi and seconded by Member Daniel with a vote of (6) yays, (0) nays and (0) abstentions.

Lawrence Vartigian:

Lawrence submitted a Lot Line Adjustment application to accommodate his existing driveway along with his fenced area that was currently a part of the Poestenkill Christian Church’s property. The church wanted to square up their property line, so the Church sold some of the back property to Mr. Vartigian. The property line was moved approximately 25 feet.

Chairperson Russell read the short SEQRA form.

A motion was made by Member Teal and seconded by Member Daniel to approve that this will not result in an Negative Environmental Impact and therefore, a Negative Declaration should be issued with a vote of (6) yays, (0) nays and ()) abstentions.

A motion to create a Lot Line Adjustment on the map for 1.06 acres on Vartigian’ s property was made by Member Burzesi and seconded by Member Heckelman with a vote of (6) yays, (0) nays and (0) abstentions.

**Fees:**

Raising the Commercial solar fee, in addition to the $500.00 for PDD, to $5000.00 for the Special Use Permit.

Wind needs Special Use Permit and classify it as a Type V for fee.

Density and land use code will be further discussed at the November meeting.

The list for the 2024 attendees for other meetings was handed out and needs to be reviewed by Board Members for any conflictions.

8:55 - A motion was made to adjourn the meeting by Member Burzesi and seconded by Chairperson Russell with a vote of (6) yays, (0) nays and (0) abstentions.

Respectfully submitted by:

Stephanie Volkmann

Planning Board Secretary