**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board Minutes**

**December 5, 2023 @ 7:00 PM**

**Poestenkill Town Hall**

**(DRAFT)**

**Attendees: Non- Voting:**

Tom Russell, Chairperson Lawrence Howard, ESQ.

Steve Valente Stephanie Volkmann, Clerk Harvey Teal

Vicki Spring, Alternate

Jeff Briggs **Absentees:**

Don Heckelman William Daniel

Laura Burzesi

**7:03 PM – Pledge of Allegiance**

**Minutes:**

Meeting minutes from October 3, 2023 were reviewed. A motion to accept the minutes was made by Member Teal and seconded by Member Burzesi with a vote of (5) yays, (0) nays and (2) abstentions. (Members Spring and Valente)

Meeting minutes from November 8, 2023 were reviewed. A motion to accept the minutes were made by Member Teal and seconded by Chairperson Russell with a vote of (5) yays, (0) nays and (2) abstentions. (Members Burzesi and Heckelman)

**Public Hearing:**

Joseph Immediato submitted an application for a Minor Subdivision on property located at 185 Weatherwax Road, West of Snyders Corner Road. The total number of acres for the lot is 4.01. Mr. Immediato is making Lot A 2.005 and Lot B 2.005. Lot B has a new dwelling on it and Lot A is vacant.

Stephanie Volkmann, Clerk read the public hearing.

7:08 PM Member Teal made a motion to open the public hearing and Member Briggs seconded with a vote of (7) yays, (0) nays and (0) abstentions.

There were no public comments.

Members of the Planning Board had no comments or concerns.

A motion was made to close the public hearing by Member Teal and seconded by Chairperson Russell with a vote of (7) yays, (0) nays and (0) abstentions.

Chairperson Russell read the SEQRA.

A motion was made by Member Valente and seconded by Member Heckelman to approve that this proposed action will not result in an Negative Environmental Impact and therefore, a Negative Declaration should be issued with a vote of (7) yays, (0) nays and (0) abstentions.

A motion to Approve a 2-Lot Minor Subdivision with each lot being 2.005 was made by Chairperson Russell and seconded by Member Valente with a vote of (6) yays, (0) nays and (1) abstentions. (Member Heckelman)

**Applicant:**

**Orsini:**

Mark Wagner, ESQ. attended the meeting to represent the Orsini’s for a Special Use Permit application for a venue using 2 acres of their 51 acres. The application is for the Orsini’s to host special occasions and gatherings for a fee. Orsini’s will be on premises to direct traffic. These events shall occur between the Spring, Summer and Fall seasons. On weekends and/holidays exclusively between the hours of 10 a.m. and 10 p.m. The events shall not exceed over 150 guests per event, excluding service employees, vendors, and applicant personnel.

The parking lot and the walking path from the parking lot to the event space will be constructed of tampered gravel. Lights will be spaced every 6 to 8 feet apart along the walking path from the parking lot to the event space. There will be 50 parking spaces and a 20 feet boarder with tampered gravel around it. Rensselaer County has been contacted and are ok with the project. The County has asked for a gate at the entrance to the venue. 50 linear feet from the center of Blue Factory Road.

Sanitation such as restrooms, garbage, water etc. are the client’s responsibility. The Orsini’s will not be providing any services other than their property.

**Discussion:** The Planning Board and the Poestenkill Fire House presented their concerns for the venue and would like to see some changes made to the proposal.

* Revising the parking area for more than 50 parking spots
* Widen the road to 24 feet
* Adding a staging area (vendor parking)
* Widen the walking path from 12 feet to 15 feet
* Widen the radius of the entrance from Blue Factory into the driveway to the venue to accommodate the fire trucks
* Lighting – battery backup
* Proposed signage at the entrance
* 15 feet height for the fire trucks along the entrance (remove branches if any)

Town Board Member Butler asked if the 5 feet berm along the driveway next to the creek is 5 feet and if so where did the fill come from

The Planning Board asked Mr. Wagner to make adjustments to the site map and come back for the January 2024 meeting.

**Jean Jacon:**

Kevin McGrath, Land Surveyor, attended the meeting to represent Jean Jacon for a Lot Line Adjustment application on Jean’s property located at 83 Blue Factory Road Averill Park, NY, and The Estate of Wiss at 71 Blue Factory Road Averill Park NY. 4.21 acres in the back of Jean’s property will be merged with the property of The Estate of Wiss’s property.

Jean’s property has a dwelling on it currently and will have 4.01 acres left with the dwelling. The Estate of Wiss will have in total after the merge 64.21 acres.

Chairperson Russell read the SEQRA.

A motion was made by Member Teal and seconded by Member Briggs to approve that this proposed action will not result in an Negative Environmental Impact and therefore, a Negative Declaration should be issued with a vote of (6) yays, (0) nays, (0) abstentions and (1) recusal (Member Spring)

A motion to Approve the Lot Line Adjustment was made by Member Valente and seconded by Chairperson Russell with a vote of (6) yays, (0) nays, (0) abstentions and (1) recusal (Member Spring).

**Discussion:**

Hudson River Valley Greenway approved a $10,000 grant to help the Poestenkill Town with the Comprehensive Plan.

Resumes: Planning and Zoning Boards had advertised for open positions on the boards and received 8 applicants. Tuesday, December 12, 2023 there will be a Special Meeting for the interviews with both boards.

Density Code: Same recommendation as stated in the November 8, 2023 minutes will be recommended to the Town Board.

A few concerns in the town came up that were brought to Tracy Church, Code enforcer, to be addressed.

8:25 PM - A motion to adjourn the meeting was made by Member Burzesi and seconded by Member Valente with a vote of (7) yays, (0) nays and (0) abstentions.

Respectfully submitted by,

Stephanie H. Volkmann

Planning and Zoning Clerk