**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board Minutes**

**February 6, 2024 @ 7:00 PM**

**Poestenkill Town Hall**

**(DRAFT)**

**Attendees: Non-Voting Absent:**

Rob Bentz, Chairperson Lawrence Howard, ESQ.

Don Heckelman Stephanie Volkmann

Harvey Teal

Jeff Briggs

Steve Valente

Vicki Spring **Non-Voting:**

Laura Burzesi Brandon Harris, Alternate

7:00 PM – Pledge of Allegiance

**Minutes:**

Meeting minutes from January 9,2024 were reviewed. A motion to approve the minutes was made by Member Briggs and seconded by Member Heckelman with a vote of (5) yays (0) nays and (1) abstention (Member Valente). Member Burzesi was late to the meeting.

**Applicants:**

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. These events shall occur during the Spring, Summer and Fall seasons on weekends and/holidays exclusively between the hours of 10 a.m. and 10 p.m.

Mr. Wagner presented the board with a reconfigured version of the site plan. The event will be moved to the front field which shortens the length of the access road by approximately 300 linear feet.

Chairperson Bentz mentioned that the board was looking for the access road to be widened to 24 feet. After review of the code it was determined that ’20 feet meets code.

Chairperson Bentz reviewed all the concerns from the January meeting and confirmed that the changes were made and/or approved by the Fire Chief and the Planning Board and did not need to be changed.

* Parking lot was expanded to 75 parking spaces from 50 spaces. Maximum guests will be 100.
* A staging area was placed. Suggestion was made by the board to possibly move it out of the walkway.

**CHANGE: added 30 feet across the full width of the parking lotas a buffer zone it will also be used for emergency vehicles.**

* Walking path was widened to 15 feet from 12 feet

**CHANGE**: **walking path was removed from the new site plan.**

* Mr. Wagner submitted a picture of what is being proposed for lighting along the pathway and the roadway. It will have battery backup.
* **Mr. Wagner provided pictures of lighting possibilities.**
* Proposed signage was added to the new site plan at the entrance off Blue Factory. The board suggested having a lighted sign.

Fire Company concerns:

1-To widen the roadway from 20 feet to 24 feet.  
 **CHANGE: per fire code the width of the access road only needs to be 20 feet.**2- The corner from blue factory to the driveway is wide enough for fire apparatus.  
 **Fire apparatus was taken to the site and confirmed the width was acceptable.**3- The bridge will be blocked off, so no venue traffic can use it.

**Confirmed by Mr. Wagner that it will be blocked off during events, so it is not used.**4-They are going to enlarge the parking lot, so we have enough room to get around cars with the fire apparatus.

**CHANGE: Site plan was configured so there will be a buffer around the parking area**. **Fire Chief Dan McIntyler was satisfied with the new plan**   
5-There is access to the creek for a water supply if the Fire Co. should need it.

**No NEED TO CHANGE**  
6-There will be a service road from the parking lot to the tent, site for fire apparatus and vendor traffic.

**CHANGE: there will no longer be a need for an access road since the plan was revised and the event space and the parking lot will be adjoining with a 10 feet buffer between for vendors and emergency vehicles.**

At this time no need for a SWPPP due to under an acre being disturbed.

A public hearing will be set for the March meeting.

Chairperson Bentz informed Mr. Wagner that engineered drawing will be needed.

Scott Polaro:

**Scott Polaro:**

Scott Polaro has submitted a Lot Line Adjustment application. His residence at No. 541 NY 351 is under the name of 351, LLC with an area of 4.13+/-acres. He would like to reduce the parcel size to 1.56 +/- acres and merge 2.57 acres with his adjacent property Route 351 Properties, LLC. This will increase this property from 78.42 +/- acres to 81.02 +/-.

Kevin McGrath, Land Surveyor was in attendance to represent Scott Polaro.

Member Heckelman asked the Planning board if they would like him to recuse himself from this application since he has a lease agreement with Scott Polaro on the gravel pit but not on this adjoining property. The board members felt he had no need to recuse himself.

Kevin McGrath explained to the Planning board what two (2) properties Scott Polaro was looking to do the Lot Line Adjustment on.

Planning Board had no further questions.

A motion to approve the Lot Line Adjustment was made by Member Heckelman and seconded by Member Valente with a vote of (6) yays, (0) nays and (0) abstentions.

**Discussion:**

Member Briggs referred to the Comprehensive Plan and where it stood. Councilwoman Butler asked about the maps for the plan and having a meeting with Nicole from Laberge.

Meeting was adjourned at 7:16 PM with a motion made by Chairperson Bentz and seconded by Member Valente with a vote of (7) yays, (0) nays and (0) abstentions.

Respectfully submitted by:

Stephanie Volkmann

Planning and Zoning Clerk