



Planning Board

TOWN OF POESTENKILL

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**PLANNING BOARD
February 6, 2018 Minutes**

Attendees:

Tom Russell, Chairman
Jeffrey Briggs
William Daniel
Robert Dore
Judy Grattan
Don Heckelman
Harvey Teal
Steve Valente, Alternate

Non-Voting:

Robert Ryan, Esq.
Lynn Kane, Clerk

Chairman Russell called the meeting to order at 7:30 pm with the Pledge of Allegiance. Chairman Russell introduced all Members of the Board to the public.

Minutes

The minutes of the Board meeting on January 2, 2018 were reviewed. Correction to spelling of Engineer Tom Feld to Tom Field. A motion is made by to approve the minutes with correction by Board Member Daniel, seconded by Board Member Teal and approved by a vote of (7) ayes, zero (0) nays, and zero (0) abstention.

Public Comment Period

There being no comments from the public, the public comment period was closed.

New Applicants:

Victoria Spring
126.-3-8.11

Special Use Permit-Home Occupation
93 Blue Factory Hill Road

Applicant Spring advised the Board that she and her family moved into home March of 2017. Their electrical business has two employees (off-site workers) beside her and husband. The office area is existing from a previous plumbing business. She is looking to move office out of home. Spring stated there are very limited material deliveries (mostly direct to job site), no sales from building, there is no current sign or need for bathroom or running water. Per Member Grattan, Applicant only allowed 500 s.f. for office area, Applicant Spring is looking for 425 s.f. Chairman Russell thanked the Applicants for bringing business to Poestenkill.

Resolution: Schedule Public Hearing for March 6, 2018.

Rocco Testo**136.0-9-1.4****Minor Subdivision****Algonquin Beach Road**

Applicant Testo proposes a 4-lot minor subdivision with a cul-de-sac. Diameter of cul-de-sac would be 75øradius, would sell building lots and look to Town to take over the cul-de-sac as a Town Road. Mr. Testo reviews site plan and answers Membersøquestions about exact location. Member Grattan advises that with the Town to take over the road, makes the project a major subdivision, increases fee from \$200 to \$500 per lot and will require 2 Public Hearings ó Preliminary and Final. If more than 1 acre is disturbed by road, it will need SWPPP ó Storm Water Pollution Protection Plan. Highway Superintendent and Fire Chief will need to review. There is discussion of Lots 3 and 4 having the needed lot width, there may be a need to appear before the Zoning Board of Appeals for variance. Applicant Testo to have Engineer measure lot widths and advise ó if there is need for ZBA. Member Briggs questions the need to address potential wetland issues (needing a permit) as he observed standing water and ice during his visit to the site earlier in the day and that it may be difficult to properly address given itø Winter. Need to provide SEQR for project. Motion made by Member Grattan to classify project as a 4-lot major subdivision, seconded by Member Daniel and approved by a vote of (7) ayes, zero (0) nays, and zero (0) abstention.

Resolution: Application incomplete, must file for a major subdivision

Kate & Ryan Ratigan**125.7-4-5****Special Use Permit****7 Roland Drive**

Applicants Kate & Ryan Ratigan introduced themselves and their two young daughters and explained they are interested in raising 5-6 chickens (no rooster) for eggs and as a family project. Member Grattan advised that they would first need to apply for area variance from ZBA due to the following: 1.) size of parcel (currently .44 acres), 2.) need for 50øfrom lot line, 3.) need for 200øfrom neighbor and 4.) need for 100øfrom their residence. After variance issued, return to Planning Board for Special Use Permit. There was discussion of wanting to start with baby chicks this Spring (April) and the length of time to proceed through the process. Mr. & Mrs. Ratigan said they would consider how they wish to proceed and advise PB Clerk. PB Alternate Steve Valente again disagreed with this extensive process in order for residents to have a couple of chickens for eggs and asked if the Town Board had addressed the Planning Boardø concerns regarding this issue. Town Board Member Harold Van Slyke stated the Town Board had not approved any change to the current regulations. Much discussion among the Members and Clerk was asked to follow up with the Town Board on this AND the proposed öGreen Spaceö memo sent previously.

Resolution: Applicants to consider process and advise if will be proceeding.

Old Business:**Kevin W. Kronau, Sr.****125.08-1-4.111****Special Use Permit Extension****NY 351, Poestenkill**

Applicant Kronau was not present. Copy of DEC Permit has not been received by this office. The current project extension expires at the next Planning Board meeting, March 6, 2018.

43 Mall LTD

Change to Lochvue Subdivision Plat

Applicant is not present and has withdrawn his application for change. Discussion among Board Members as to why and how project will move forward.

Waste Management

No new information to share. Member Grattan stated the doors have yet to be fixed.

A motion to adjourn the meeting was made by Board Member Grattan, seconded by Board Member Heckelman and approved by a vote of seven (7) ayes, zero (0) nays, and zero (0) abstentions.

Respectfully submitted,

Lynn E. Kane,
Planning Board Clerk