



**Planning Board**

**TOWN OF POESTENKILL**

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**PLANNING BOARD  
April 3, 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.

**Public Hearing:**

**Kevin W. Kronau, Sr.**  
**125.08-1-4.111**

**Special Use Permit Extension**  
**NY 351, Poestenkill**

Planning Board Clerk Lynn Kane read the Public Hearing Notice. Mr. Chip Kronau reviewed the scope of the project for the Board and answered Member's questions. No changes to the project. Usage depends on project needs, mine is nearing end of life, DEC regularly pops in for inspections.

**SEORA Hearing:** Not required with this renewal

**Special Use Hearing:**

Chairman Russell asked for comments in favor or in opposition of the final portion of the application. With no additional comments from the public, the public comment period was closed. We have not received needed response for Rensselaer County Economic Development and Planning, Public Hearing will remain open and continue at next meeting on May 1, 2018. A motion to provide an Extension from 4/3/18 to May 4, 2018 was made by Member Grattan, motion seconded by Chairman Russell and was approved by a vote of seven (7) ayes, zero (0) nays and zero (0) abstention.

*Resolution: Public Hearing remains open until May 1, 2018.*

**Minutes**

The minutes of the Board meeting on March 6, 2018 were reviewed. Corrections to Minutes  
 1) Under "Minutes", delete "by" in first sentence; 2) Under "Kronau", delete "not" in first sentence. A motion made to approve the minutes with corrections by Board Chairman Russell, seconded by Board Member Grattan and approved by a vote of (7) ayes, zero (0) nays, and zero (0) abstention.

**Public Comment Period**

Nick Snyder  
 125.12-7-27

Informal Conference  
 School Road

Mr. & Mrs. Snyder stated they had recently purchased a 2+ acres lot on School Road, behind the VFW and reviewed their proposed plans for a 4 lot minor subdivision on the north side of School Road, located in the Hamlet. They desire to build duplexes on each parcel. Member Grattan inquired where parking would be located, as is against Code to park in front yard. Mr. Snyder suggested a "gable" in entry. It was concluded that single family dwellings would fit with Code but the duplexes would create "double density". ZBA Chairman Jamison was invited to participate in the project review and advised Applicant that a total of 4 area variances would be needed, 1 for each parcel. Upon inquiry, Mr. Snyder stated he has not consulted with Rensselaer County Health Department regarding the septic systems but was confident would not be an issue. It was decided that Mr. Snyder could have "Informal Conference" with ZBA next Tuesday, April 10, 2018 and then submit 4 lot minor subdivision application with SEQR to Planning Board for appearance at May 1, 2018 meeting.

**Old Business:****43 Mall LTD****Change to Lochvue Subdivision Plat**

Chairman Russell stated CEO Paul Barringer issued CO for Lot 4, its driveway improved with blacktop and more access space and work has begun on new house couple of lots down.

**Waste Management**

Chairman Russell reported Waste Management remains cooperative with CEO, the houses in the rear of property will have heating systems removed, the houses will be checked on a quarterly basis for security, maintenance for house on Route 66 will begin shortly and the 90 day periods for the building plans start will start in April.

**Organizational Items:**

1. Chairman Russell discussed revising the Special Use Permit for Natural Products renewal process if there are no changes. Chairman Russell proposes the following:

Permit renewals may be granted at the discretion of the Planning Board if activity is proceeding in accordance with the provisions of the previous permit. No additional Public Hearing or notification to the Abutters will be necessary.

All holders of permits shall advise the Planning Board of any change of facts and or conditions which might effect their ability to operate under the permit.

For Special Use Permit for Natural Product Extracation: Immediately after any change of ownership of any extraction site or of the persons or entities directly responsible for its operation, the new owner or operator shall apply for a new permit, indicating on the application any existing or anticipated changes from the data, plans and or conditions supporting or included in the previous permit.

2. Chairman Russell reported the on-going discussion with the Town Board regarding Type I projects and the need to reduce the cost and effort for the residents. Member Grattan questioned why Town Board had not acted on 2 previous Memos from the Planning Board. Town Board Member Ross stated the Town Board is looking for an actual resolution from the Planning Board. Motion made by Member Grattan "Type I Special Use Permit applications will be processed as follows: 1) Letters to Abutters will be sent by first class USPS mail instead of certified mail USPS, 2) Will have the permit fee reduced from \$25.00 to \$5.00, 3) A "Public Notice" sign will be placed in the front yard of Applicant's property. There will be no changes to Type II, Type III or Type IV." Motion seconded by Chairman Russell and was approved by a vote of seven (7) ayes, zero (0) nays and zero (0) abstention. Clerk Kane inquired how the signs would be installed, Member Grattan said the CEO would be notified and he would place the signs. Alternate Valente questioned if this motion was meant to include the issue of a few chickens at residences, Chairman Russell stated he was continuing this discussion with the Town Board and would let him know.
3. Clerk Kane advised up to date SEQR forms are now posted on Town website. Member Briggs suggested adding link to DEC so residents could better prepare.

A motion to adjourn the meeting was made by Board Member Briggs, 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