



Planning Board

TOWN OF POESTENKILL

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PLANNING BOARD June 5, 2018 Minutes

Attendees:

Tom Russell, Chairman
Jeffrey Briggs
William Daniel
Robert Dore
Judy Grattan
Don Heckelman
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.

Minutes: Meeting minutes of May 1, 2018 were reviewed. Correction noted by Member Briggs; under 43 Mall, line 5 should read "to service the ponds at any time". Motion to accept the Minutes as Corrected was made by Board Member Grattan, seconded by Board Member Daniel and approved by a vote of seven (7) ayes; zero (0) nays; zero (0) abstentions.

Public Comment Period

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

New Applicants:

CNS Real Estate & Development

125.12-7-27

4 Lot Minor Subdivision

School Road

Mr. Snyder reviewed project of 4 single family homes, meets all zoning requirements, has met with Rensselaer County for soil testing and review of topography and expects to be complete next week. VFW has moved the horse shoe pits. Member Dore would like to see the front of the houses to be slightly off-set, not in a single line. Mr. Snyder agreed, said he may even go to a gable front with one car garage. Houses will be built one at a time. Chairman Russell inquired who was CNS Real Estate? Mr. Snyder said it was his wife Casey and him, there are no other parties involved. Noting that the project met all acreage, density and setback requirements, Member Grattan made a motion to classify this project as a 4 lot subdivision and to schedule a Public Hearing for August 7, 2018. Motion seconded by Member Heckelman and was approved by a vote of seven (7) ayes, zero (0) nays and zero (0) abstentions. Clerk Kane to notify CEO Barringer to post the property for Public Hearing. There were public comments from VFW Member, who stated he received a letter in his door that the Hearing was tonight and why wasn't he notified earlier. It was explained that this

was an Informal Conference, that notice of the Public Hearing would be sent to him by certified mail and would be advertised in local newspaper. Project neighbor Deborah Bayly expressed concerns of the affect 4 additional homes will have on current wells and septic systems, recounted severe flooding during past severe storms. Chairman Russell said all issues would be discussed at the Public Hearing and requested Ms. Bayly return for the Public Hearing.

Resolution: Public Hearing on August 7, 2018

Janet Provost
137.00-2-7.21

2 Lot Minor Subdivision
576 Oak Hill Road

Chairman Russell advised the Board Members that he knows the Applicant. Kevin McGrath appeared with Ms. Provost to explain proposed subdivision, separating her house and approximately 4.28 acres and a second lot of approximately 6.26 acres. Discussion amongst Members, each lot's driveway would be separate roads. Noting that the project met all requirements, Member Valente made a motion to classify this project as a 2 lot subdivision and to schedule a Public Hearing for July 3, 2018. Motion seconded by Member Grattan and was approved by a vote of seven (7) ayes, zero (0) nays and zero (0) abstentions. Clerk Kane to notify CEO Barringer to post the property for Public Hearing.

Resolution: Public Hearing on July 3, 2018

Donna Young
126.00-1-5.11

2 Lot Minor Subdivision
105 Hinkle Road

Kevin McGrath appeared on behalf of Mrs. Young, whose husband died recently and is building a residence in another locale. After review of the real estate appraisal, Applicant wishes to subdivide parcel, with Lot 1 would have house and 5.23 acres and Lot 2 would have 8.06 acres. Discussion amongst Members. Noting that the project met all requirements, Member Briggs made a motion to classify this project as a 2 lot subdivision and to schedule a Public Hearing for July 3, 2018. Motion seconded by Member Daniel and was approved by a vote of seven (7) ayes, zero (0) nays and zero (0) abstentions. Clerk Kane to notify CEO Barringer to post the property for Public Hearing.

Resolution: Public Hearing on July 3, 2018

Old Business:

43 Mall LTD

Easement for Storm Water Pond

Mr. Petrone and attorneys have not produced the needed easement nor answered outstanding questions. Clerk Kane has been diligent in following up. Provided all needed information and documentation is received in a timely manner, Mr. Petrone is to appear at the July 3, 2018 Planning Board meeting. Chairman Russell in communication with CEO Barringer regarding activity on property.

Waste Management

Chairman Russell has spoken with CEO Barringer, cosmetic work to the front of the building has been done and there are no other issues at this time. Member Valente stated residents have requested that recycling resume. Chairman Russell to speak with Supervisor Jacangelo.

Major Subdivision Green Space regulation

Chairman Russell reported the "Green Space" item is at the Town Board, that Attorney Casey is drafting proposed law and said document will be sent to Planning Board and Zoning Board for their review and comment prior to Public Hearing.

SUP Type 1 Amendment

Chairman Russell reported the SUP Type 1 fee to be reduced to \$5 instead of \$25, notification by first class mail instead of certified mail and reduction of size of ad in local newspaper to reduce advertising costs. Attorney Casey is drafting proposed law and said document will be sent to Planning Board and Zoning Board for their review and comment prior to Public Hearing. Attorney Casey is creating an Ordinance with regards to chickens in non-farm (residential) area - up to six (6) chickens, no roosters, **to be confined** in a coop not to exceed 144 s.f.

A motion to adjourn the meeting at 8:20 was made by Board Member Grattan, seconded by Board Member Valente and approved by a vote of seven (7) ayes, zero (0) nays, and zero (0) abstentions.

Respectfully submitted,

Lynn E. Kane,
Planning Board Clerk