TOWN OF POESTENKILL
38 Davis Drive / P.O. Box 210
Poestenkill, NY 12150

PLANNING BOARD

Planning Board Agenda
Tuesday, December 5, 2023
Poestenkill Town Hall at 7:00 PM
(DRAFT)

7:00 PM – Pledge of Allegiance

Minutes:

Meeting minutes from the November 21, 2023

Public Hearing:

Joseph Immediato submitted an application for a Minor Subdivision on property located at 185 Weatherwax Road, west of Snyders Corner. The total number of acres for the lot is 4.01 and 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.

Applicants:

Nancie Orsini submitted an application for a Special Use Permit to use/rent out their property for event venues at 282 Blue Factory Road.

Jean Jacon is looking to do a Lot Line Adjustment on the rear portion of her property between 71 and 83 Blue Factory Road Averill Park. Tax Map #'s 126.00-3-9 and 126.00–3-10.

Discussion:

Resumes for open board positions
Finalize the Density Law

Other:

Steve Valente	to attend December Meetings
Laura Burzesi	to attend January Meetings

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PLANNING BOARD

Planning Board
November 8, 2023 @ 7:00 PM
Poestenkill Town Hall
(DRAFT)

Attendees:
Tom Russell, Chairperson
Steve Valente
Harvey Teal
Vicki Spring, Alternate
Jeff Briggs

Non- Voting:
Lawrence Howard, ESQ.
Stephanie Volkmann, Clerk

Absentees:
Don Heckelman
William Daniel
Laura Burzesi

7:01 PM – Pledge of Allegiance

Minutes:
Meeting minutes from October could not be voted on due to not enough members who attended October's meeting being present to make a quorum. They will be voted on at the December meeting.

Public Hearing:

Pat Dunworth:

Pat Dunworth submitted a Minor Subdivision application to divide her house she is selling with the outbuildings and make a flag lot with the remaining portion of the property. The house will be sold on 1.56 acres and the flag lot will be 2.97 acres.

The rear setback was only 15 feet from the barn and the code requires 20 feet. Patricia is having her survey adjusted to have the 5 feet added to the rear setback to give her the 20 feet setback which is required. She also had the option to go to the Zoning Board for a 5 feet variance.

Patricia submitted a new survey map with the 20 feet setback from the barn to meet the code requirement.

7:06 – A motion was made to open the public hearing by Member Teal and seconded by Member Spring with a vote of (5) yays and (0) nays and (0) abstentions.

Stephanie Volkmann, Clerk, read the public hearing.

Public Comments:

There were a few concerns from the neighbors:

> A few neighbors were concerned about a buffer between the Dunworth property and his property. They were looking for clarification.
>
> Was there an easement or access road 50 feet toward Patricia's flag lot property that was an easement.
>
> A neighbor was not opposed to the subdivision but liked that there was green space in Poestenkill.

Patricia explained that it was more affordable for a potential buyer to split the lot from the house to sell the house separately. It was too expensive to sell as one piece.

7:24 PM A motion was made to close the public hearing by Member Briggs and seconded by Member Teal with a vote of (5) yays, (0) nays and (0) abstentions

The SEQRA was read by Chairperson Russell.

A motion was made by Member Teal and seconded by Member Spring 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 (5) yays, (0) nays and (0) abstentions.

A motion was made by Member Briggs and seconded by Chairperson Russell to approve the 2 Lot-Subdivision with a vote of (5) yays, (0) nays and (0) abstentions.

Applicant:

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 and 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.

Member Briggs asked if there was a culvert in the back of the property for run off so it's not wet.

There are no plans to build on Lot B at this time.

A motion was made to classify a 2-lot minor subdivision for Immediato by Member Teal and seconded by Chairperson Russell with a vote of (5) yays and (0) nays and (0) abstentions.

There will be a public hearing at the Tuesday, December 5, 2023 meeting.

Density Law:

The Board Members discussed recommendations to send to the Town Board to make a few changes to the law.

Exempt single-family homes.

Allow 2 standalone single-family homes on a single lot as long as it can be divided in the future with no variances. Required to meet existing property codes for that zoning district in which it is located.

PDD's/ Cluster areas:
100% not in the water district
125% if in the water district.

Open Board Position:

Member Daniel's term ends at the end of December and he has decided to retire. The Board was all in favor of recommending to the Town Board that Vicki Spring, Alternate, fill Member Daniel's position. The Planning Board will advertise open vacancies that exist on the board in an effort to fill these positions.

8:20 PM - A motion was made to adjourn the meeting by Member Spring and seconded by Member Valente with a vote of (5) yays, (0) nays and (0) abstentions.

Respectfully submitted by:

Stephanie Volkmann

Stephanie Volkmann
Planning Board Secretary