**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

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**May 3, 2022**

**@ Poestenkill Town Hall**

**Attendees:** **Non-voting**

Tom Russell, Chairman Stephanie Volkmann, Clerk

Laura Burzesi, Vice Chairman

Steve Valente

Harvey Teal

Jeff Briggs **Absentees:**

Don Heckelman

William Daniel

Vick Spring

Bob Ryan, Esq.

Chairman Russell called the meeting to order at 7:01pm with the Pledge of the Allegiance and introduced the members of the Board.

**Public Comments**: no comments from audience

**Nancie Orsini and Wilbert Langley Site Plan Review Application**

Tax Map # 126-4-7.111 278-282 Blue Factory Rd

Orsini and Langley revised their permit from Special Use Permit to a Site Plan Application for their Venue.

The proposed action for their venue would be used for celebrations, gatherings, events, picnics, homeschooling, and host weddings in the future.

The driveway to the venue would be the second driveway off Blue Factory to their property that does not include the bridge. The driveway is being widened from a single lane to a full 2 lane. The bridge will be blocked off during the venue with cones and sign directing the traffic. Emergency vehicles will have adequate availability to turn around and get in and out from the venue if needed.

Orsini and Langley are looking at possibly renting floors to put under the tents, renting tents from Tremont’s for the venue and using porta potties for restrooms.

The power supply will come from the 282 residence in which National Grid supplies. National Grid will be contacted to see if the electric will need to be upgraded to 2 phase power.

Hours of operation will depend on the lighting supply. Member Burzesi suggested contacting RPI to see if the students could do a test and light study. Lighting will be placed along the driveway, paths, in tent and event area.

The water supply has not yet been discussed. Bottles of water or tanks filled with water are being considered temporarily. Orsini and Langley are contacting the NYS Health Dept. They were interested in using the artisan well and getting it tested. If offered to the public for use it would have to be tested often.

Member Burzesi asked how the parking lot would be outlined and if there would be a safe area to walk other than on grass? Driveway and parking area will be outlined with gravel.

Noise is a concern and the board asked how they would control it? Mr. Langley explained that there is a creek on the property, and it would absorb some of the noise but also the venue is between the woods, parking lot, evergreen trees and the barnyard. Member Valente suggested doing a noise study. There is a town noise ordinance from 10pm to 7am.

Chairman Russell asked, will the construction cause runoff and would storm water cause problems? Orsini and Langley stated it could but in the last 50 years it only happened 3 times. They are doing landscaping and moving rocks and banking up the edges to about 3ft. The venue will be using approximately 2-2 ½ acres and if they disturb over an acre of soil on the property, they will need a special permit. Board suggested they have Tracy Church come and look. A SWPP cannot be done in segments and only good for 5yrs.

Member Valente noticed that the venue will not be open in the months of October and November. Orsini and Langley have posted property but do not wish to operate during hunting season. They may wish to revisit that depending on how well the venue is growing.

Member Valente asked how they were going to classify the venue? No decision was made so the Board is temporarily tabling it till they figure out how to classify it.

As a code requires Preliminary Site Plans to be certified by a certified Engineer. Orsini and Langley will need a larger certified stamped site plan (but not for the next meeting) also speak talk to Tracy Church and return to back for the June Meeting.

**Tom Perciballi and Tom Perciballi Jr. Discussion of Use**

Tax Map # 125.7-4-9 10 Ronald Dr

Verifying after the Planning Board Meeting Tom Perciballi was confused on the date of the meeting. He thought the date was the second Tuesday of the month.

**Old Business:**

Comprehensive Plan

Nothing new to discuss currently.

Shuhart’s project will be resuming

**Minutes:**

Meeting minutes of April 5, 2022 were reviewed. Motion to accept was made by Member Teal and Seconded by Member Burzesi and approved by a vote of 4 yays, 0 nays and 1 abstention (Member Valente)

Motion by Chairman Russell, seconded by, Member Burzesi, and an oral vote of 5 yays to enter in Executive Session at 8:33 pm to discuss personnel issues with no votes taken. Motion by Member Valente, seconded by, Chairman Russell, and carried to exit Executive Session at 9:18 pm and immediately adjourn this meeting.

Motion to adjourn the meeting at 9:23 pm was made by Member Briggs and seconded by Member Teal with a vote of 5 yays, 0 nays, 0 abstentions.

Respectfully submitted,

Stephanie H. Volkmann

Planning/Zoning Board Clerk