**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board**

**November 1, 2022 @ 7:00 PM**

**Poestenkill Town Hall**

**(Distributed before Approval)**

**Attendees: Non-voting:**

Tom Russell, Chairperson Lawrence Howard, Esq.

Laura Burzesi, Vice Chairperson Stephanie Volkmann, Clerk

Harvey Teal

Vicki Spring **Absent:**

Don Heckelman Steve Valente

William Daniel Jeff Briggs

Chairperson Russell called the meeting to order at 7:01 PM with the Pledge of Allegiance and introduced the members of the board.

**Minutes:**

Meeting Minutes of October 4, 2022 were reviewed. Motion to accept the minutes was made by Member Burzesi and seconded by Member Teal with a vote of (5) yays, (0) nays and (1) abstention (Member Daniel)

**Applicants:**

Orsini/Langley Additional Information

Tax Map # 125-4-7.11 278-282 Blue Factory Rd.

No one showed on behalf of the Orsini and Langley session.

Rensselaer Plateau Alliance SUP Extension

Tax Map # 127.00-1-57 & 128.-1-14 Averill Park

Jim was present to represent the Rensselaer Plateau Alliance for a Five (5) year Special Use Permit Extension.

Chairperson Russell and Town Clerk, Sue Horton verified tax payments made by Rensselaer Plateau Alliance in lieu of local taxes for years of 2016-2020 and approximately $622 and $640 were paid. Chairperson Russell went thru 2016 Meeting Minutes to find where the formal agreement was made for the taxes. Rensselaer Plateau Alliance is a Non-For-Profit organization and therefore, a condition cannot be put on the Special Use Permit Extension as a payment rule of taxes.

Member Burzesi was concerned that they would have to come back every Five (5) years to have an extension on the Special Use Permit.

Jim requested that the Planning Board consider not putting a Five (5) year limit on the Special Use Permit. They would like a permanent no time limit on the Special Use Permit. Jim referenced that the other Special Use Permits do not have a time limit on them.

Chairperson Russell read the Short Environmental Assessment Form (SEQRA) and all the answers were No for the Board. There is a copy of the form at the Town office in Rensselaer Plateau Alliances folder if anyone would like to review it.

Chairperson Russell is requesting a final Public Hearing for the December 6, 2022 Planning Board meeting.

Motion to accept the Negative Declaration for SEQRA was made by Member Teal, seconded by Member Heckelman with a vote of (6) yays, (0) nays and (0) abstentions.

Michael Casale Minor Subdivision

Tax Map # 125.-10-12.1 92 Macha Ln

No one attended the meeting to represent Michael Casale.

Jack Keasbey/Ken Voland Minor Subdivision Informal Information

Tax Map # 114.-2-3.21 McKinley Way

Keasbey, Engineer and Land Surveyor, attended the meeting to represent Applicant, Ken Voland for a 2.68-acre Minor Subdivision at the end of McKinley Lane. They are proposing three (3) separate apartment buildings with 4 units per building with a garage underneath the buildings for each unit. Subdivision is all in the Town of Poestenkill not reaching into the Brunswick area.

Primary access to the apartment buildings would be using the current road accessing Locvue Drive and the twenty-five (25) feet easement off the end of the current road. There is also a legal fifty (50) feet wide access along Locvue side parcel but would not put a road in just leave it to maintain access to the back parcel. The road accessing the drainage pond will not change. Town will still be able to access it unhindered.

There is a verbal approval from the RCDOH on the septic systems pending the approval of the subdivision. Derek at RCDOH is who they have been in contact with. County has verbally approved the part of the septic system that runs thru the 100 feet buffer. There is an extension approval from Spring Ave to hook into the town water. Mr. Keasbey did the soil testing. Steve Dean, P.E, did the septic design and they have been submitted and verbally approved pending subdivision approval. County will not give them a permit for the subdivision until it is approved by the Town.

Buildings will be on one side of the road and the fields will be on the opposite side of the road. Parking is going to be in front of each apartment building and considering 2 spots per unit. The 4 garages per building will be built into the back slope. Parking will be facing away from the septic system. Board has a concern with the third building with a narrow parking lot. The applicant will be black topping to the end of the property and maintaining the road. The road must be to Town specs. Wide enough to get emergency vehicles down and have a turnaround at the end for the emergency vehicles. Lou and Dave Basle were in attendance representing the Poestenkill Fire Company and wanted to make sure that there were an adequate amount of fire hydrants and asked if the building will have sprinklers. There will be sprinklers in the buildings and 2 fire hydrants. The buildings will be 3 stories.

Member Teal asked when they could have a grading plan. Mr. Keasbey will try to have a grading plan for the meeting in December. The Planning Board had concerns about the sloping near the subdivision. The grading plan has not been completed yet. Mr. Keasbey will have to talk to Steve Dean P.E and find out if there will be curtain drains around all the buildings that will dump out into a ditch and shuffle the water around the septic system. If they must create another storm pond, the grading plan is not finished. Chairperson Russell asked if they could have a general stake out so the Board could go and see how they plan on setting the subdivision out. Mr. Keasbey will also work on getting a better parking lot design for the December meeting. Board will consult with the Town Highway Superintendent, DJ Goyer about what they are looking to do.

The subdivision is in the RA district and the Board is concerned that the density of the subdivision is too close. In a RA District a minimum of 1 acre per building is required. Chairperson Russell asked Mr. Keasbey if they would consider only 2 buildings rather than 3. Mr. Keasbey would take it into consideration. Chairperson Russell mentioned they are also bordering a 100-year flip plan.

Applicant, Mr. Voland, will be personally running and maintaining the buildings and roads.

**Public Comments:**

Town Board Member, Butler, announced there was a raise for all Boards. There was also money put back into the Comprehensive Plan to get help from professionals to finish it.

**Comprehensive Plan:**

Member Briggs was not in attendance. Member Daniel commented that during a training he attended that some other Towns are doing little seminars periodically rather than a big survey. He will speak to Member Briggs about the idea. Town Board Member, Butler, mentioned there was thought of doing that.

Motion to adjourn the meeting at 7:58 PM was made by Member Teal and seconded by Chairperson Russell with a vote of (6) yays, (0) nays and (0) abstensions.

Respectfully submitted,

Stephanie Volkmann

Planning and Zoning Clerk