**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board**

**January 3, 2023 @ 7:00 PM**

**Poestenkill Town Hall**

**( DRAFT )**

**Attendees: Non-Voting:**

Tom Russell, Chairperson Andy Gilchrist, ESQ

Laura Burzesi, Vice Chairperson Stephanie Volkmann, Clerk

Steve Valente Vicki Spring, Alternate

Bill Daniel

Jeff Briggs **Absent:**

Harvey Teal Lawrence Howard, ESQ

Don Heckelman

7:00 Call to order; Pledge of Allegiance

**Minutes:**

Meeting minutes from December 6, 2022 were reviewed and the Board decided to defer them till February’s meeting.

Rensselaer Plateau Alliance:

Rensselaer Alliance Plateau has a Special Use permit Extension application submitted. The public hearing was closed at the December 6, 2022 meeting so all public comments for public hearing were closed. A workshop for Rensselaer Alliance Plateau is being held on January 18, 2023 at 7:00PM at the Poestenkill Town Hall. The workshop will be open to the public but will not be able to accept any public comments for the record. Rensselaer Plateau Alliance will return to the February meeting.

Patrick Ali:

Mr. Ali has submitted a Special Use Permit for renting out the apartment attached to the house which was a garage that was on the property previously to him purchasing the home. A site plan was submitted at the January 6, 2023 meeting so there could be an A and a B address for 911 purposes. There is a letter on file at the Town Hall from Tracy Church, Poestenkill Town Code Enforcer Officer, stating that Mr. Ali is in compliance with the Town codes and there is also a letter on file stating an electrical inspection was done. A public hearing will be held at the February 7, 2023 meeting.

Jana and Steve Russo:

The Russo’s submitted a minor subdivision application to split off 1 acre of their property to give to their son. A new map survey was done and presented to the Planning Board. There will be an easement of record for that 1-acre lot from their property. A public hearing will be being held at the February 7, 2023 meeting and the Russo’s will also be attending the February meeting.

Motion to reclassify the 2-lot subdivision was made by Member Briggs and seconded by Member Daniel with a vote of 7 yays, 0 nays and 0 abstentions.

Keasbey and Voland:

Voland changed his proposal and is now proposing 4 duplex units on McKinley Way on an 8.03-acre lot in a RA Zone. There will be 2 septic systems Dave Basale, representing the Poestenkill Fire Company and DJ Goyer, Highway Superintendent have some concerns about the entrance to road. The Board has asked how the duplexes will be set on the 8.03-acre lot. The easement road Voland is looking to use goes to the storm water drain that is presently owned by Mr. Petrone and Mr. Barre, will be turned over to the town and the town will have the rights over the road. Voland is looking to maintain it and having it paved. Andy Gilchrist, ESQ provided a copy of where the new easement of record is and the realignment. The project will not be going into the wetlands or near the buffer. Keasbey and Voland will be returning to the February meeting.

Mr. Gilchrist discussed putting conditions on the resolution and answered any other processes and procedures from the Planning Board.

The Planning Board asked clarifying questions about processes and procedures.

**Comprehensive plan**

Cluster Developments were discussed in a training that Member Valente participated in and feels Planning Board needs to have further discussion about it.

Motion to adjourn the meeting at 8:50 PM was made by Member Daniel and seconded by Member Burzesi with a vote of 7 yays, 0 nays and 0 abstentions

Respectfully submitted,

Stephanie Volkmann

Planning and Zoning Clerk