**TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board**

**March 7, 2023 @ 7:00 PM**

**Poestenkill Town Hall**

**(DRAFT)**

**Attendees: Non-Voting:**

Tom Russell, Chairperson Lawrence Howard, ESQ.

Don Heckelman Stephanie Volkmann, Clerk

Jeff Briggs

Vicki Spring **Absent:**

Steve Valente Harvey Teal

 Laura Burzesi

 Bill Daniel

7:05 PM - Pledge of Allegiance

**Minutes:**

Meeting Minutes from February 7, 2023 were reviewed. Motion to accept the minutes was made by Member Valente and seconded by Member Heckelman and approved with a vote of (4) yays, (0) nays and (1) abstentions (Member Briggs).

**Applicants:**

Chairperson Russell read the letter that Tracy Church, Code Enforcement Office, Town of Poestenkill had submitted on February 2, 2023 to the Planning Board regarding the 4(four) 2-unit duplexes on the Voland project.

Office of the

Building Inspector

Code Enforcement Officer

MS-4 Officer

Date: February 2, 2023

To: Town of Poestenkill Planning Board

Re: Voland / McKinley Way

 The site plan dated January 27, 2022, regarding the proposed 4 unit (2 family each) has been reviewed. It is the determination of the Code Enforcement Office, Town of Poestenkill that the proposed application is an allowable use with-in the RA (Rural Agricultural) Zone. There-for no further action is required by this office.

Tracy Church

Building Inspector

Code Enforcement Officer

MS-4 Officer

**Ken Voland:**

Jake Keasbey, with J, Keasbey Consulting, LLC, reviewed the application that Ken Voland is proposing. 4 Duplexes, 2 units each on McKinley Way.

The Planning Board has concerns with duplex #4 being too close to the private road they are being built on. The Board would like to see if they could get a setback of 20 feet from the road for duplex #4. Some suggestion the Planning Board made to be able to get more of a setback are:

* Possibly moving the road over to give the #4 duplex more room.
* Moving the #2 septic systems closer to the wetland buffer
* Move the #1 septic system closer to the #2 septic system. Based on the request of a Board member moving the systems closer together, Jake Keasbey stated its not advisable due to the 50% expansion.
* Getting a variance to move the duplex back further.

Jake Keasbey will be consulting with his Engineer to see how they can accommodate these concerns.

The Planning Board would like to see additional parking for the duplexes like an overflow lot. Ken Voland referenced the original plan they proposed had much more parking, but the Board felt it was too dense. Therefore, Ken Voland revised the project and proposed the current one with the 4 duplexes.

Emergency vehicles such as, the fire trucks need a clearance of 10-12 feet on the road to get thru.

Ken Voland will be placing “No Parking” signs at the end of the road in the turn around so if the emergency vehicles need to turn around there will not be cars parked there.

**Marty and Pamela Hoyt:**

Marty Hoyt explained his proposal of a minor subdivision splitting off at least 3-5 acres from his 48+ acres on 116 High Meadow Road which currently has a cellular tower placed on.

There is a permanent easement that runs to the cellular tower now thru his property. The easement is for the tower. On the new survey it must show the permanent easement and it should end at the lot line and not go all the way to the tower.

Planning Board is waiting for a new survey with the parcel split off and showing the permanent easement.

A motion was made by Member Briggs and seconded by Member Spring to classify it as a 2-lot subdivision with a vote of (5) yays, (0) nays and (0) abstentions.

**April Dennis:**

April Dennis is proposing a 2-lot subdivision on Weatherwax Road and Snyders Corner Road with 1 home on each.

Test wells have been done and DEC has provided a temporary approval letter of the septic systems.

The initial driveway on the Weatherwax parcel (#1) has been approved by Town of Poestenkill Highway Superintendent, DJ Goyer.

Member Briggs and Member Russell will be walking the property with April Dennis to check out the wet area on the Snyders Corner Road parcel #2.

A motion was made by Member Heckelman and seconded by Member Valente to classify it as a 2-lot subdivision with a vote of (5) yays, (0) nays and (0) abstentions.

**New Business:**

Chairperson Russell asked the Planning Board Members for their thoughts on recommending to the Town Board to change the Land Use Code.

**Comprehensive Plan:**

Town Board Member, Butler suggested opening up the Comprehensive Plan to the public for help to finish the plan.

Member Briggs feels a consultant is needed to help go thru the rest of the process that he has gone as far as he can at this point.

No other comments.

8:25 PM a motion was made by Member Briggs and seconded by Member Valente to adjourn the meeting with a vote of (5) yays, (0) nays, and (0) abstentions.

Respectfully Submitted,

Stephanie H. Volkmann

Planning/Zoning Board Clerk