** TOWN OF POESTENKILL**

38 Davis Drive / P.O. Box 210

Poestenkill, NY 12150

**PLANNING BOARD**

**Planning Board**

**April 4, 2023 @ 7:00 PM**

**Poestenkill Town Hall**

**(DRAFT)**

**Attendees: Non-Voting:**

Tom Russell, Chairperson Lawrence Howard, ESQ

Don Heckelman Stephanie Volkmann, Clerk

Jeff Briggs

Steve Valente

Harvey Teal **Absent:**

Laura Burzesi Vicki Spring

Bill Daniel

7:03 PM - Pledge of Allegiance

**Minutes:**

Meeting Minutes from March 7, 2023 were reviewed. Motion to accept the minutes was made by Member Briggs and seconded by Member Valente and approved with a vote of (4) yays, (0) nays and (3) abstentions (Members Burzesi, Briggs and Teal).

**Applicants:**

**Marty and Pamela Hoyt:**

Marty Hoyt presented the Board Members with a survey map of his property at 116 High Meadow Road. Hoyt is splitting off approximately 4.1 acres, where a cellular tower is located, from his current 48.86 acres to make two (2) parcels with a permanent easement to the lot line of the property.

Chairperson Russell read the SEQRA.

A motion was made by Member Teal and seconded by Member Valente to approve that this will not result in an adverse environmental impact and that therefore a negative declaration should be issued with a vote of (7) yays, (0) nays and (0) abstentions. A public hearing will be held at the May 2, 2023 meeting.

**April Dennis:**

April is presenting a (2) two lot subdivision on Weatherwax Road and Snyders Corner Road to build single family homes.

April presented a second map and a letter from RCDOH with plans for the proposed septic system to be moved 45 degrees as suggested by Member Briggs. At the March 2023 meeting, she had already provided a letter from RCDOH stating that the first plan for her septic placement was also acceptable. April moved the septic system per Member Briggs suggestion to accommodate the Board Member.

She is adding a culvert on her property to redirect the water the County has flowing from the other side of the road onto her property. April will also be cleaning out all the debris and clearing the wet area so the water can be redirected to one area. Member Briggs went out and tested her soil to where he recommended the new septic to be moved to.

April has submitted a letter from Rensselaer County giving Parcel #1 a 911 address. The address will be 205 Weatherwax Rd Poestenkill, NY 12140.

Chairperson Russell read the SEQRA.

A motion was made by Member Valente and seconded by Member Heckelman to approve that this will not result in an adverse environmental impact and that therefore a negative declaration should be issued with a vote of (7) yays, (0) nays and (0) abstentions. A public hearing will be held at the May 2, 2023 meeting.

**Voland:**

Ken Voland is presenting a minor subdivision for 4 2-unit duplexes off of McKinley Way.

Jake Keasbey readjusted the road on a new map to give the #4 duplex more room away from the road as the Planning Board requested. Planning Board recommended around 20 feet distance from road to duplex #4 and Jake was able to get 19+ feet. The small piece of road that Jake added may be added to the easement that is being dedicated to Poestenkill Town if the town requests.

A Motion was made by Member Briggs and seconded by Member Daniel to classify it as a 2-lot subdivision with a vote of (7) yays, (0) nays and (0) abstentions.

Chairperson read the SEQRA.

A motion was made by Member Heckelman and seconded by Member Teal to approve that this will not result in an adverse environmental impact and that therefore a negative declaration should be issued with a vote of (7) yays, (0) nays and (0) abstentions. A public hearing will be held at the May 2, 2023 meeting.

**New Business:**

Member Valente opened a conversation with the Board Members to make a recommendation to the Town Board to change the Town Code on multiple uses being allowed on single parcels.

Lawrence Howard, Planning Board Attorney, will make a recommendation to the Town Board to make a change to a town code per the Planning Board. The Planning Board would like the Town Board to address their concerns regarding the fact that the current code allows multiple principle uses on single parcels.

**Comprehensive Plan:**

The Town Board has suggested the Planning Board reach out to the public or consultants to help with the plan. Lawrence will be providing the Planning Board with a list of recommendations.

8:15 PM a motion was made by Member Burzesi and seconded by Member Valente to adjourn the meeting with a vote of (7) yays, (0) nays and (0) abstentions.

Respectfully Submitted,

Stephanie H. Volkmann

Planning/Zoning Board Clerk