



Planning Board

TOWN OF POESTENKILL

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PLANNING BOARD August 3, 2021 Minutes @ Poestenkill Fire Hall

Attendees:

Tom Russell, Vice Chairman
Harvey Teal
Jeff Briggs
William Daniel
Laura Burzesi
Vicky Spring

Non-Voting:

Robert Ryan, Esq.
Tiffany Buker, Clerk

Vice Chairman Russell called the meeting to order at 7:00 pm with the Pledge of Allegiance and introduced the Members of the Board.

Applicants:

Mr. Costa

8 Lot Major Subdivision

Cooper Hill Subdivision

Nick Costa gave an overview of the project, 8 lots in the R zone on Cooper Hill Rd (NYS Route 355). The lots will be just over 1 acre. Each house will be connected to the water main, have their own driveway and a turn around so no backing out on Cooper Hill Rd. In June, it was classified as an 8 lot major subdivision. Mr. Costa stated Rensselaer County DOH had lot 5 and 6 septic moved to the soil test results. The new location will reduce the amount of clearing needed to build the homes and complete the septic systems. Member Spring asked about the driveway location due to the change in location and Mr. Costa said it was still okay with DOT. Vice Chairman Russell asked if a turnaround was still planned and Mr. Costa said it was and would be built to drawing specs. Vice Chairman Russell also asked about lot 8 being viable and Mr. Costa said yes but it had the least amount of room to change house location. Town Resident asked about the Maria Pond situated on Vanderhyden's property and the activity there. He said there would be a visual impact with loss of trees for people at small pond. Mr. Costa stated North County Ecological had been out and that no part of the property contains the wetland. Vice Chairman Russell said September meeting would continue the discussion and public hearing would be held in October.

136.-6-3.131

Mr. Cooley explained he would be selling just under 3 acres of land to his son. The planning board clerk read the public hearing notice into the record. The SEQRA portion of the public hearing began with Vice Chairman Russell reading the Environmental Assessment Form (EAF) into record and the Board responded to all questions. Motion made by Member Teal and seconded by Member Burzesi that the proposed action will not result in any significant adverse environmental impact and a negative declaration should be issued. The motion was approved by a vote of six (6) ayes, zero (0) nays and zero (0) abstentions.

Vice Chairman asked the public and the board if there were any questions. Member Daniel asked about the active well. Mr. Cooley stated it was a dominant well. Town Resident, Robby Ann Mitola, spoke in favor but asked about the easement that parallels her property. Discussion was had about the easement and the easement still gave the back lot of Ms. Mitola access to the property and it wouldn't be a landlocked property. Mr. Cooley reiterated that the deed says who the easement list for having access to their property and Ms. Mitola's property is listed. There was no opposition from the public. Vice Chairman Russell closed the public hearing. Member Briggs made a motion to create a 2 lot minor subdivision. It was seconded by Member Daniel and approved by a vote of six (6) ayes, zero (0) nays and zero (0) abstentions.

Updates:

Vice Chairman Russell spoke about the Shuharts are looking at their project again, and talked about the washout to access the potential PDD on NY 351.

Comprehensive Plan- Member Briggs spoke about the updates he had received so far. He was looking for updated maps for cable, utility map/ 3 phase power (solar development) and GIS Maps.

A motion to adjourn the meeting at 8:16pm was made by Vice Chairman Russell, was seconded by Member Burzesi and was approved with six ayes and zero nays.

Respectfully submitted,

Tiffany Buker
Planning Board Clerk