



Planning Board

## TOWN OF POESTENKILL

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### PLANNING BOARD June 1, 2021 Minutes @ Poestenkill Fire Hall

#### Attendees:

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

#### 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:

Matt Bond/ Kronau Group  
136.-6-3.131

White Church Rd PDD

Matt Bond from Barber Engineering, representing Kevin and Dale Kronau presenting White Church PDD, gave overview of project. 8.7 acre parcel of land currently zoned natural products and eventually mining will end and with a reclamation plan and hope to continue on to the next phase of the Deer Creek development, the adjacent property, and is currently proposed as 8 townhome style, a total of 16 residential units with on site septic treatment system. The remaining undeveloped sections would be open space and not developed as part of an HOA. Matt Bond went over the concerns from concerned residents including traffic and that DOT standards would be met, high volume roadway built to handle high traffic, room for sheriffs to sit at the end of the road, school bus safety, home value, parking, noise, Tom Fields email including stormwater management and culvert crossing.

Member Briggs brought up concerns about the landfill from the 1950's/1960's. Matt noted the concern and if it was a concern it would be looked into. Member Burzesi brought up the septic system and who owns the septic system. Matt explained the septic system and the HOA would address the shared portion. Member Valente asked if there was a warranty on the septic. Matt Bond explained the HOA would accommodate the shared experiences. Member Daniel asked

when the HOA would be established. Matt explained the HOA would be established beforehand. Member Valente asked why not developed as single family. It was explained by Matt Bond, Kevin and Chip Kronau that it was more economical, fits within the comprehensive plan and the cost to the town would be less as the road footage was less. Member Daniel asked about the road width. Matt Bond explained they weren't narrowing the width of the road and it was the shoulder that was being narrowed. Member Burzesi asked about the HOA. Matt Bond said HOAs are pretty restrictive on what can be done to a building. Member Springs brought up that an HOA doesn't have a leg to stand on. Vice Chairman Russell asked about the teeth in an HOA and would like to see separate funds set up with the town for if problems arise (sewer, etc.) Vice Chairman Russell invited the public to speak up. Townboard member Butler said the zoning application should be resubmitted to say natural products to PDD and the town board will need the preliminary plats, if sent back to Town Board. Matt Bond said the application will be amended to say PDD. Town Resident said there is no data to show increase or decrease to the value of home owner and asked about the paper street connection. Matt Bond explained that the connection was not planned to be used and entrance/exit would be from 351. The town resident is concerned with the groundwater being contaminated by the septic system and damage it does to the neighboring houses well system. Town resident questioned the landfill and location. Discussion continued about where the landfill was located. Town resident was concerned about the run off and Matt Bond explained DOH standards and the process of what is needed for approval. Town resident asked about the hill between Deer Creek and the PDD and Matt explained they aren't planning to disturb a significant part of the hill. Town resident questioned the price range and who would live there. Kevin Kronau said it will probably be in the lower 300's, not low income and not restricted to just seniors. Town residents asked about the easements being sold to abutting neighbors. Matt Bond said there is no plan to use the easements for this project. Town resident, S Bidwell, is concerned about the easement located next to his property and the hill erosion. S Bidwell said Kevin has fixed it for now but it need to address for the long term. Chip Kronau spoke about it being fixed once the plan is in place of what will happen with the property. Town resident asked the process and vice chairman Russell explained the process for PDD. Member Valente asked about the gravel behind the tree line. Chip Kronau said that space would stay open space and it is a down hill slope towards the back.

Vice Chairman Russell thanked everyone for being civil. Chairman Heckelman's letter was read. Member Briggs spoke in favor of the PDD as it will be a first for the town of Poestenkill and a test case, so things will need to be looked at carefully but the concept of town homes or cluster developments with shared green space is something I favor. Member Valente asked why not single houses. Kevin Kronau spoke to the economics of the project and the best use of the land. Member Valente brought up the concern of density of houses in the area.

Vice Chairman Russell asked if we had a recommendation to forward this PDD to the Town Board. Motion was made by Member Briggs and seconded by Member Daniel. Vote was completed by role and was as follows

Member Springs- No

Member Teal- Yes

Vice Chairman Russell- No

Member Valente- Yes

Member Daniel- Yes  
Member Briggs- Yes  
Member Burzesi- Yes

The recommendation was moved by a vote of 5 ayes, 2 nays to the Town Board.

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.

Member Burzesi asked if tying into main line for water and each have their own septic. Mr. Costa said they are tying into the couple hydrants along the main road for water and each lot will have their own septic and Rensselaer County DOH was out when they did the soil testing. Member Daniel asked about the approval from North Greenbush 2 years ago. Mr. Costa said the lot in question was in Poestenkill and Mr. Costa said North Greenbush sent a letter saying the lot was in the town. Member Valente asked about the right of way and if it would be land locked. Mr. Costa said the piece would not be land locked. Member Burzesi asked about if the land had already been purchased. Mr. Costa said it is contingent upon planning board decision and Rensselaer County approval for the piece to be bought from Vanderhyden. Member Burzesi and a town resident asked about the style of the home. Mr. Costa said they would be single family, two story colonial homes. A town resident asked about the traffic on the road. The traffic would be 8 additional trips on Cooper Hill. Discussion was had about how that guideline was given. Vice Chairman Russell asked about if getting the 8 lots in would be challenging based on the topography of the land. Mr. Costa spoke about the sight distance for each of the lots. Member Daniels asked about asking North Greenbush to extend their sewer to the 8 lots. Mr. Costa spoke about with only 8 homes, it wouldn't be a substantial proposal to bring the sewer this way. Member Briggs asked about the tree line. Mr. Costa said the landscape would be different so house building, septic system and grading can be done. Mr. Costa said trees could be plotted on the plan. A town resident asked about a road in back. Mr. Costa said no road would be in the back and all houses had a turn around spot so they wouldn't need to back out on Cooper Hill Rd.

Vice Chairman Russell asked if we had a motion to classify as a 8 lot subdivision. Motion was made by Member Teal and seconded by Member Valente. Motion was carried with 6 ayes, 0 nays and 1 abstain.

**Minutes:** Meeting minutes of May , 2021 were reviewed. Motion to accept the Minutes was made by Member Burzesi, seconded by Member Valente and approved by a vote of seven ayes; zero nays.

**Old Business:**

Comprehensive Plan- Member Briggs spoke about the updates and bringing the information to the July meeting to begin the review process

A motion to adjourn the meeting at 9:23 pm was made by Member Briggs, was seconded by Member Valente and was approved with seven ayes and zero nays.

Respectfully submitted,

Tiffany Buker  
Planning Board Clerk