

PLANNING BOARD
TOWN OF STUYVESANT
STUYVESANT, NEW YORK 12173

MINUTES OF JANUARY 24, 2011

** Approved at 2/28/11 meeting

MEMBERS PRESENT:

Mr. Gale Bury, Chairman
Ms. Marilyn Burch
Ms. Charlene Leach
Ms. Patricia Casey
Mr. Harold Leiser
Mr. Tom Shanahan
Mr. Sean Cummings

MEMBERS ABSENT:

OTHERS PRESENT:

Tal Rappleyea, Town Attorney
Peter Lynch, Esq.
Bill Wallace, Architect

Chairman Bury called the meeting to order at 7:10 p.m. with the Pledge of Allegiance to the Flag.

1. A motion was made by Harold Leiser and seconded by Patricia Casey to accept the minutes of the January 3, 2011 meeting. All members voted in favor.
2. Request from Glencadia Dog Camp by William Pflaum, 3 Rybka Road, Stuyvesant Falls, NY to consider modification of prior site plan approval to operate a dog kennel business classified as a Home Occupation – Class 2. Peter Lynch represented Mr. Pflaum. Mr. Lynch indicated the prior site plan approval did not address the number of dogs or hours the dogs would be out. Mr. Lynch proposes adding a condition to the prior site plan approval to reflect the number dogs will not exceed 50 dogs and the dogs would be housed within the barn from 7 pm to 7 am. Mr. Lynch states Mr. Pflaum has had up to 75 dogs in the past. In response to questions from Patricia Casey, Mr. Pflaum responded that he had one employee, the dogs did not run free and the number of dogs on site could be 5 up to 75 and the dog waste is composted. He stated the dogs never wander off his property. The 75 dogs are usually there during the holidays. Mr. Pflaum indicated 75 dogs could be there for three days at one time but Mrs. Pflaum indicated it could be as much as three weeks. In response to Tom Shanahan's

questions, Mr. Pflaum responded that he uses two vans to transport the animals. Sean Cummings asked if the main reason for appearing before the Board was due to the complaint of noise. This was confirmed by Mr. Pflaum. Harold Leiser felt Mr. Pflaum could possibly do more to absorb & rebuff the noise. Mr. Lynch stated they wanted to return to the Planning Board to address the two issues of the number of dogs and time they are outside. Mr. Lynch requested the Public Hearing be limited to these two issues. A motion was made by Tom Shanahan and seconded by Harold Leiser to set a Public Hearing for the next meeting scheduled for Monday, February 28, 2011 at 7:00 pm. All members voted in favor.

3. Site Plan Review Application – Amy Boll, 203 Hollow Road, Stuyvesant, NY proposes to convert an existing single family residence into a Bed & Breakfast. Ms. Boll was represented by her architect, Bill Wallace at the meeting. Site plan maps were provided to the Board. The existing building is approximately 4700 square feet with six bedrooms. There are at least 10 parking spots with two additional spots available. There is existing water, sewer, lighting and electric. They estimate 5-6 cars daily. The delivery of supplies will be limited to private vehicle most of the time. Mr. Wallace indicated the Bed & Breakfast could be used by hunters. There maybe one employee. Tal Rappleyea read the Bed & Breakfast definition from the zoning ordinance. The bathrooms are being renovated. The Board requested confirmation of the septic system size and Department of Health approval for the septic. Each bedroom has an exterior door to a deck with a circler staircase. A rope ladder will be supplied to each bedroom as well. The Board requested confirmation that the additional residences on the property will not be used in the Bed & Breakfast business. A motion was made by Sean Cummings and seconded by Charlene Leach to set a public hearing for Monday, February 28th, 2011 at 6:45 pm. All members voted in favor.

The next meeting was scheduled for Monday, February 28, 2011 at 7:00 pm. A motion to adjourn the meeting was made by Harold Leiser and seconded by Sean Cummings. All members voted in favor.

Respectfully submitted,

Shirley Narzynski
Planning Board Secretary