

September 14, 2006
PUBLIC HEARING

The Stuyvesant Town Board held a Public Hearing on September 14, 2006 at 7:00 pm.

The Public Notice was posted as follows:

PLEASE TAKE NOTICE that the Town of Stuyvesant, Columbia County, State of New York is considering adopting proposed Local Law No. 4 of 2006, entitled *Local Law for the Regulation of Mobile Homes, Mobile Home Parks, and Recreational Vehicles* “Mobile Home Law”, and repealing the *Town of Stuyvesant Local Law for the Regulation of Mobile Homes and Mobile Home Parks and Travel Trailers and Trailer Camps*, enacted in 1968 and as amended.

A Public Hearing will be held at the Town of Stuyvesant Town Board meeting on September 14, 2006 at 7:00 P.M. at the Town of Stuyvesant Town Hall located on Sunset Drive in the Town of Stuyvesant.

The Public Hearing concerns the adoption of a new Local Law which would:

regulate mobile homes outside of mobile home parks, both temporary construction mobile homes (permitted for a maximum of two years while a residence is constructed) and farm mobile homes;

regulate mobile home parks by establishing requirements relating to siting, accessibility, parking, utilities, service facilities, refuse, open space, landscaping, recordkeeping, changes to existing mobile home parks, and other general requirements;

regulate mobile home parks in more restrictive ways, including but not limited to siting, density, open space requirements and changes to existing mobile home parks, than the current mobile home law from 1968 which would be repealed;

establish licensing requirements for mobile homes and mobile home parks;

require that recreational vehicles not be occupied for longer than 30 days in a calendar year;

establish enforcement, license revocation procedures and penalties for violations;

permit the Planning Board to waive requirements under certain circumstances; and

regulate other related matters.

A copy of the proposed Local Law under consideration is available from Lori Ennis, Town Clerk. In lieu of appearing at the Public Hearing, written comments may be submitted to the Town Clerk at the Town of Stuyvesant Town Hall, Sunset Drive, Stuyvesant, NY 12173, telephone number (518) 758-6248. Any written comments must be received by the Town Clerk no later than 5:00 P.M. on September 14, 2006.

Councilperson Ronald Knott explained the new proposed law by stating:

“We looked at changing where the mobile home parks are allowed, as I once thought, allowing them only in the agricultural district was in conflict with our comprehensive plan, in which we wanted to increase the density in and around the hamlets in lieu of keeping more open space for farming. After looking at all the options, we decided that leaving it in the agricultural districts would be best.

We have expanded definitions, to include compliance with the Federal Manufactured Home Construction and safety Act of 1974.

We have dropped regulations on travel trailer camps, as they are not a permitted use under current zoning and could be accomplished by variance at which time specifications for the individual project could be established.

New Parks:

- Minimum lot for a park would now be 10 acres with 300’ road frontage vs. 2 acres in present ordinance.
- Minimum lot sizes for a singlewide home would be 8000 sq ft or 10,000 sq. ft for a doublewide. Almost a quarter of an acre. Vs. 5000 sq. ft.

- New mobile home parks would have homes with longest dimension facing the roadway as a conventional housing development.
- Increased parking to 3 cars per site with additional parking still required within the park for guests.
- New mobile home parks would be required to establish 10% of total area for recreation, and 50% of total to be set aside as perpetual open space. Farming, forestry ect.
- Replacement of existing mobile homes outside of a park will under go site plan approval before PB.
- Farm trailers for farm workers would undergo site plan by PB. Currently the town board does these approvals.

Density:

We are proposing to change density requirement from our current 7 per acre to 4 per acre of buildable land. But the following conditions apply;

Example: 100 acres----- 50 acres set aside open space.

Out of 50 remaining acres we must deduct

1 acre wetland

2 acres with slopes over 30%

3.5 acres of internal roadways

2.5 acres of buffer strips

4 acres for waste water treatment

10 acres for recreation

This leaves us 27 acres of buildable land as per these new regulations and it could be Possibly to install 108 doublewide homes on 100 acres, which brings density down to 1 per acre Current ordinance could possibly allow approx. 500 homes on this same parcel.

This document has under gone many small changes since it was started, and I have many copies of changes at home. While it may have seemed confusing to some of you, I feel this is the way a law should be written, reflecting changes of all those that have read and commented on it, most recently minor changes reflecting Ag & Markets and our own local agricultural committee that was recently formed. Those of you in the room that read along and added comments—thank you!

Supervisor Bertram opened the hearing for public comment. Comments received by: Lee Jamison, Rosalind Gumaer, and Ted Guthridge.

Supervisor Bertram read the response from the Agriculture Committee which is on file with the Town Clerk.

No other written comments were received. The Public Hearing was closed at 7:26 PM.

September 14, 2006

The Stuyvesant Town Board held its regular monthly meeting on September 14, 2006 at the Stuyvesant Town Hall. In attendance were Supervisor Valerie Bertram, Councilperson Bradlee Webster, Councilperson Richard Cummings, Councilperson Ronald Knott and Town Clerk, Lori Ennis.

Superintendent of Highways Bernard Kowalski, Town Assessor Howard Gleason, Town Attorney David Ross, were also present.

A motion to approve the August minutes was made by Councilperson Richard Cummings, seconded by Councilperson Bradlee Webster, approved.

COMMUNICATION:

- **Juanita Knott/Historian** - Thank you to the Stuyvesant Town Board for their support of the Historic Stuyvesant Day celebration.
- **Donald Balint/Stuyvesant Fire Inspector** - Letter to Town explaining he has inspected the TLC Daycare and found the

center to be within the compliances of Fire Standard at this time.

- **Retired Senior Volunteer Program (RIDE)** - Asking once again for the Town of Stuyvesant to sponsor a driver for their program, a donation of \$150.00.
- **American Farmland Trust** - Sent a survey for the town to fill out to help gauge local participation in the program and estimate the program's future funding needs.
- **Town of Austerlitz/Letter from Susan Haag** - Informing Town Officials that they are invited to a informal meeting with Robert Freeman (NYS Department of State, Open Government and FOIL Division) hosted by the Town of Austerlitz.
- **Town of Clermont** - Send a copy of a resolution adopted by the Clermont Town Board in support of the opposition to the DEC's decision to approve the Lafarge tire burning application.
- **Norm Nadeau** - Letter asking the Town Board to send the Building Inspector to the Roby property, 454 Eichybush Road, Kinderhook - to look at several items Mr. Nadeau thought to be in violation of health and safety codes, and building codes.

A motion to accept the communications as read, and be brought up under proper heading, was made by Councilperson Bradlee Webster, seconded by Councilperson Richard Cummings, carried.

A motion to pay the bills was made by Councilperson Bradlee Webster, seconded by Councilperson Ronald Knott, carried.

REPORTS

TOWN CLERK:

- In the Month of August, the Town Clerk collected \$865.00 of which \$676.88 was given to the Town Supervisor.

HIGHWAY DEPARTMENT:

- Highway Superintendent Bernie Kowalski reported that they sealed Eichybush Road.
- On Gibbons Road there was a bank that had eroded and the roadside was in jeopardy of collapsing. Superintendent Kowalski anticipated that this would happen and he had 12 hundred yards of fill saved. Carl Williams had 15 Hundred yards that the Town could use. Colarusso and the County Highway Department were very helpful supplying more fill. The embankment has been repaired. Superintendent Kowalski stated that the Highway Department saved approximately 30 Thousand Dollars by getting the material for free.
- Superintendent Kowalski reported that the Town Board allowed him to transfer monies from other highway accounts to where it is needed. The price of snow sand is going up 50% October 1st, by purchasing three thousand tons at the lower price should save the Town between 10 and 15 thousand dollars.
- Requested reimbursement of twenty-one thousand dollars under the multi-modal plan.
- Stuyvesant Fall Clean-Up day will be October 7th with a rain date of October 8th.

CEO/ZEO REPORT:

- Report is on file with the Town Clerk.

DOG CONTROL OFFICER:

- Report is on file with the Town Clerk.

RAILROAD RESTORATION:

- The Railroad Committee received a donation from the Stasi family for \$250.00 in memory of Councilman and Committee Chairman, Kenneth Hummel.
- Marilyn Burch spoke about a "Family Farm Fun Day" which will be held on October 14th, at the farm of Kent Keller. There will be tractor pulls, hay bail or corn maze, face painting, coloring contests, exhibits and many other great activities for the whole family. The committee would like to contact Tator's for hamburger and hotdog prices. OK Times will be giving us publicity.
- Next Railroad Committee Meeting will be Saturday at 9:00 am at the station with a Farm Day meeting immediately following at 10:00am

PLANNING AND ZONING:

- Reports are on file with the Town Clerk.

GREENWAY COMMITTEE:

- Met at Stuyvesant Falls to see what can be done there.

AGRICULTURE:

- Report is on file with the Town Clerk. Supervisor Bertram read the August 10th report.

NEW BUSINESS:

- Norman Nadeau spoke about the concerns he has with the Roby property and wanted to make sure that the Town Board read his letter.

OLD BUSINESS:

- Karen Hummel spoke to the Public regarding her husband, Councilperson Kenneth Hummel who died in August. She thanked the Town Board for all they did for her and reminded people of the fine person her husband was. She encouraged people to "keep the spirit" of Councilman Hummel alive by participating in the Town, on committees, and in the community.
- Don Hogan spoke to the board regarding the home in disarray next door to his property.
- Lee Jamison spoke about the the Lafarge Plant and the tire burning. She would like the Town Board to ask for notification when there is going to be blasting at the Plant.
- Assessor Howard Gleason spoke about the 2008 re-evaluation of the properties in Stuyvesant. He is currently getting bids for this project. Since this is going to be a costly endeavor, he suggested that the Town Board budget one-third of the money in next years budget and doing the same for the following two years.

Local Law #4

- The Town Board complimented Town Councilman Knott and the committee for the fine work they did on the law. After several suggestions and many changes to the law Councilperson Richard Cummings made a motion to accept the law, seconded by Councilperson Ronald Knott, unanimously carried.

RECREATION:

- The tennis courts have been paved and lined as well as the basketball courts.
- A question regarding the Halloween Party arose. Marilyn Burch stated that the Railroad Committee is willing to do the haunted station. Supervisor Bertram asked if there was anyone interested in being chairman of the event, no one showed any interest.
- Councilperson Ronald Knott stated that there was interest in putting in an ice skating rink at the Town parks. Councilperson Kenneth Hummel went to Clermont last year to look at their rink to see how it was created. Councilperson Knott stated that he would be willing to look into this.

Motion to adjourn the meeting was made by Councilman Richard Cummings, seconded by Councilman Bradlee Webster. Motion carried unanimously.

2006 ABSTRACTS

THE FOLLOWING BILLS WERE PRESENTED FOR AUDIT:

279	Postmaster	\$250.00	303	Empire Alarms	\$21.95
280	Morris Assoc	276.50	304	Carrie O'Hare	89.14
281	Berkshire Tel.	286.24	305	Nevele Grande	1062.00
282	National Grid	1865.95	306	Split Line Const	625.00
283	Johnson News	3.65	307	COARC	22.06
284	Business Auto Sv	600.00	308	Mario's	219.25
285	Staples	46.19	309	CarQuest	552.91
286	Lori Ennis	195.00	310	VanKleeck's	552.91
287	Fred Cohn III	650.00	311	Signs by Design	85.00
288	Ray Hempstead	9.94	312	Tractor Supply	49.72
289	Schodack Septic	114.00	313	Long Oil Heat	659.59
290	Mario's	19.27	314	Chemung Supply	393.49
291	Juanita Knott	65.03	315	Farrell Oil Co	43.43
292	Col Co Treasurer	3889.43	316	Rainbow Distr	189.86
293	B. Sutherland	48.00	317	Nextel	52.35
294	Morris Assoc	460.25	318	CC Solid Waste	93.23
295	Sean Connors	66.93	319	Xerox	396.00
296	Dell Marketing	152.44	320	Tractor Supply	53.88
297	Xerox	124.92	321	Colarusso	440.64
298	The Independent	27.54	323	Colarusso Quarry	3644.82
299	Ctskill Castings	845.00	324	Col Co Sheriff	48.60
300	Morris Assoc	1099.40	325	Xerox	84.00
301	Nova	18.75			
302	Metz Wood Harder	273.90			

Recorded this 14th day of September 2006

Approved this 12th day of October 2006

DEPUTY TOWN CLERK

SUPERVISOR

COUNCILPERSON

COUNCILPERSON

COUNCILPERSON

COUNCILPERSON