

Town of Stuyvesant
Planning Board Meeting
January 27, 2025

Members in Attendance:

T. Hotaling, Chair
H. Leiser
G. Bury
D. Fingar
M. Stasi
S. DeLong
J. Belline

T. Rappleyea, Town Attorney

S. Olson Esq., Young Sommer
J. Silverman, AD Green and Co. LLC
P. Prendergast, PE
Multiple residents of the community

Members not in Attendance

G. Schmitt, Town Engineer

T. Hotaling opens with the Pledge of Allegiance. The meeting is called to order.

Call to Order: 7:00 pm

T. Hotaling announces that there is a new member of the Board, S. DeLong, who has replaced H. Gibbons.

He conveys that the Board must adopt a couple resolutions tonight at this meeting, that they will not be adopting the minutes tonight because the Board had a couple changes, and they will be starting with the Rudolph application first.

He reads the resolution for the SEQR which reaffirms the adopting of a negative declaration in accordance with SEQR regarding the application for site plan approval of Sharptown Rudge, LLC.

He continues with reading the resolution.

Motion: to approve the resolution made by D. Fingar; seconded by J. Belline. All in Favor

T. Hotaling states, let the record show that the amendment was approved unanimously.

T. Rappleyea interjects that he has something he would like to add; Mr. DeLong has recused himself from the vote under his recommendation, since it is his first night it would be unfair to him to have to try to figure out two years of work and review that the board has already done.

S. DeLong states he would like to recuse himself.

T. Hotaling states, let the record show that member DeLong has recused himself for adoption of the SEQR resolution and the resolution of the project.

T. Hotaling communicates that the Board will go to the resolution which is a draft. He reads, Town of Stuyvesant resolution, findings, and decision Rudolph Family Farm final site application approval, January 27, 2025.

T. Rappleyea reiterates that this is a draft resolution, it is something that the Board is encouraged to make changes to as they go through it, something that anybody disagrees with, wants to change, a typo, anything, please feel free to do so. He adds this is something he drafted using everybody's words when he called around, received information from everyone, this is a compilation of all of that, he feels he has everyone's comments in the draft and asks again that any Board member that has changes, please do so.

T. Hotaling reads the resolution and conditions.

The Board and T. Rappleyea discuss and makes the applicable changes to the resolution.

T. Hotaling, P. Prendergast and R. Rudolph discuss the existing trailers at length.

T. Rappleyea asks the Board if anyone is willing to make a motion to accept this resolution with all the modifications.

Motion: to accept the resolution made by J. Belline; seconded by M. Stasi. The resolution is passed with one nay and five ayes.

T. Hotaling moves to the next application on the agenda, AD Green. He states that the Board was waiting on some water results.

J. Silverman responds that they had the water flow test done and added it to the SEQR form, they also had a septic company out that pumped and inspected the septic, saying it was ok, and that was added to the SEQR form that was submitted.

T. Hotaling asks if he can provide evidence of the test, as that was what they had asked for.

J. Silverman responds that he can easily send the reports for the water and the septic testing.

T. Hotaling asks him to email the reports themselves to the Board Secretary.

J. Silverman responds, yes.

T. Hotaling continues, they will schedule them for Public Hearing next month.

J. Silverman responds that he thought they were going to get approved this month.

T. Hotaling responds that the Board needed the test results to be able to complete the SEQR.

J. Silverman responds that the SEQR was submitted.

T. Hotaling confirms the SEQR was received, but that the Board needed the actual tests to proceed.

J. Silverman responds that the gentleman in the building department didn't tell him they needed that when they spoke with him, that submitted everything they had, and asks if they can approve it on the condition that he sends everything to the Town tomorrow.

T. Hotaling explains the process for SEQR review and the Public Hearing.

J. Silverman voices that at the last meeting the Board told him that would be this meeting, and they would be able to approve at this meeting.

T. Hotaling answers no, that it was based on the applicant providing the reports that go with SEQR. He adds, the public hearing part would have needed to be published in the paper about two weeks ago.

J. Silverman angrily voices that it was not notified to them that they needed to send the reports.

T. Hotaling and J. Silverman discuss.

T. Hotaling explains that the applicant will be scheduled for public hearing next month.

J. Silverman angrily voices that this all was not expected by them, that this is all required by them to do their manufacturing in an already zoned for manufacturing.

T. Hotaling explains that the applicant needs a special use permit and has a change of use on the property.

J. Silverman voices his thought that a cannabis facility should not require a special use permit in a manufacturing zone.

T. Hotaling and J. Silverman discuss further. T. Hotaling explains we will get him what he needs for the public hearing.

T. Hotaling calls the next applicant, S. Olson to the front of the room.

T. Hotaling observes the Board received his visual reference study and reminds everyone the Board requested a balloon test at the last meeting.

S. Olson confirms the balloon was flown, they prepared the simulations, and asks if the Board had a chance to take a look at it. S. Olson adds there were 40 plus locations that were analyzed, those locations match up almost exactly with the view shed map provided, and that it is overall a pretty good report.

T. Hotaling observes that it is an excellent report, He adds that he went out that morning, drove around to multiple locations in a 45 min time span, and the only place he actually saw the balloon was on Smith Road.

T. Hotaling discloses that the Town Engineer has the flu. He confirms that the escrow check has been received and set up, and asks if S. Olson was able to get the information G. Schmitt requested.

S. Olson affirms that some of the information was proprietary, but feels he was able to get him what he requested.

T. Hotaling states he will reach out to G. Schmitt and that if there is any technical assessment, they can get that in writing.

T. Hotaling asks the Board if they have any questions and states that they will set the application for public hearing next month.

T. Hotaling and S. Olson discuss.

Motion: to adjourn the meeting, made by J. Belline; seconded by D. Fingar. All in Favor.

Adjournment: 8:38 pm

Respectfully submitted.

Patricia DeLong

Patricia DeLong
Planning Board Secretary