

VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MEETING

July 15, 2019

The Village of Schuylerville Planning Board met for its regular meeting on Monday, July 15, 2019 at the Village Municipal Center. The meeting was called to order by acting Chair Myers at 6:34 pm followed by the Pledge of Allegiance. Roll call: present were Acting Chair Ronalee Myers, Member Linda Lloyd, Village Code Enforcement Officer Gil Albert and Secretary Welfley. Absent were Chairman Robert Foster, Member Leona Colvin and Member Darren DeMarco. With only two board members present there was not a quorum, therefore no formal votes could be taken.

PUBLIC HEARING

Chair Myers opened the public hearing for 231 Broad Street at 6:38 pm. There were eight residents in attendance, the owner Michael Davidson, and David D'Amore of AND Architecture and Design of Saratoga Springs. Mr. D'Amore had the full print on an easel and began the description of the project. 231 Broad Street is a single family home in the village that Mr. Davidson wishes to convert to six micro apartments. He had already commenced interior renovations before work was stopped by Mr. Albert stating they needed to make a formal application to the planning board before continuing. Mr. D'Amore stated there would be seven parking spaces and two retaining walls no larger than two feet in height due to the slope of the property. He showed photos of properties in the Northeast that Mr. Davidson had successfully rehabilitated into micro apartments. The exterior renovations have retained a single family Victorian look with the intent to rent to young professionals that need an affordable home with little care. The plan for 231 Broad Street would be to retain the architectural elements of the structure and a single family exterior.

Chair Myers opened the floor for questions.

Resident Bruce Ricketson of 226 Broad Street , asked about the site plan. Mr. D'Amore stated that all had be done at the County level for approval and no survey was required. Any errors in the site plan would be in inches not feet. Mr. Ricketson was concerned about the reference on the print to using public parking for overflow parking and concerns about the parking in general for six living spaces. He does not feel that taking public parking, as printed on the finished plan, is correct and should not be a remedy for overflow. Mr. Ricketson then asked about trash removal and Mr. Davidson stated there would be six garbage cans . Mr. Ricketson references the very small square footage of the units being approximately 300 square feet each .

Mr. D'Amore said that rentals in Saratoga for young professionals was very overpriced, and this plan would represent affordable housing.

Owner Mr. Davidson spoke adding that his business model is to provide young professionals to get a foot hold or middle age or older that find they need smaller affordable housing .

CEO Gil Albert spoke regarding the parking. The standard code and State code is 1.5 spaces per apartment . One extra space is not acceptable and the owner would have to resolve that problem.

Resident Martha Keefe of 229 Broad Street spoke to the troubled history of that property over the past few years . It has been difficult for all the neighbors with turnover rentals that have occurred at that property. The home became unsightly with lack of care and other disturbing issues . Mrs Keefe stated that six apartments are way too many for that property and she has many concerns regarding who will be living there, the parking and the general disruption to their neighborhood

Mr. Davidson addressed her by stating that all of her concerns were very common and that this type of housing model is the result of the world we now live in.

Resident Colleen Carr, 230 Broad, Street spoke referencing the letter that she and her husband Edward Carr had given to the board members in advance of the meeting . Their concerns were that the neighborhood remain a one or two family residential homes; is the house structurally sound to support six apartments ; six units could mean up to twelve cars in an area with no off street parking and already a tight area for traffic; snow removal, with Broad Street being a State highway, resident parking could cause problems; effects on the water and sewer systems; and concerns about what such an apartment complex would do to their property values .

Resident Dustin DeLuke, 233 Broad Street spoke at length about the reason he decided to move to Schuylerville and raise his family. He is concerned with keeping the small town environment living with like minded neighbors and village residents. One of his concerns is preserving the integrity of the village and this very important historical community . He inquired about any restrictions on the number of people living in the home ? Mr. Albert said no there is not .Would there be background checks for potential tenants? Apartments can have a high rate of turnover . There has to be a balance.

Mr. DeLuke stated that if the new owners had been more upfront prior to beginning the project, the neighborhood would have been much more comfortable. This project is potentially frightening. The Village currently does not have zoning, so assurance that the fears of the neighborhood disruption would not be realized is warranted . Less people in the house would be easier to maintain and have less impact on the community . The fact that someone else might take over the property in the future means here would be a lot of work to change it.

Mr. Davidson stated that the lease he has is is strict and that this is not a absentee landlord situation. He will be in one of the apartments when in the area.

CEO Albert stated that the owner has the right to do what he is doing and that it is up to the planning board to put restrictions on elements of the project. They can require that the trash area be hidden from view; limit the number of the apartments; approve the change of use from a single family and come to a decision about the number of parking spots allowed . The planning board has to look at the whole picture.

Chair Myers brought the public hearing to a close. Because there was not a quorum , no vote would be taken. Further discussions of the board will continue at the August 19th meeting. There will not be another public hearing, but all are invite to attend the meeting .

The public hearing closed at 7:25 pm.

19 GREEN STREET

Resident Alissa Woods has moved to 19 Green Street and would like the approval of the board to construct a 25 ft X 20 ft on her property to downsize her business *CAKE*. Her plan is to do only weddings and wholesale business. She would not be open for retail sales. This would be a health department inspected space with a bathroom. She will present her application at the August meeting.

The meeting adjourned at 7:38 pm.

Respectfully submitted,
Anna M. Welfley
Secretary