

VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MINUTES

August 19, 2019

The Village of Schuylerville Planning Board met for its regular meeting on Monday, August 19, 2019, at the Village Municipal Center . The meeting was called to order by Chairman Foster at 6:30 pm, followed by the Pledge of Allegiance lead by Member Myers. Roll call: Present Chair Robert Foster , Members Linda Lloyd and Ronalee Myers; Alternate Member Dustin DeLuke, and Secretary Anna Welfley. Absent were Members Leona Colvin and Darren DeMarco. Also present was Village Code Enforcement Officer Gil Albert and several residents. Due to board absences, Alternate DeLuke will be filling the vacancy at the table .

Chair Foster explained that the August 19 meeting and Public Hearing did not have a quorum. He went on to explain the process of the boards ability to make a decision and the need for a quorum.

The first item on the agenda was a preliminary presentation by Alissa Woods of *Cake* to move her wholesale baking business to a separate building at her home located at 19 Green Street. She was not present.

231 Broad Street Project

Present were owner Michael Davidson and his architect David D'Amore of AND Architecture and Design, Saratoga Springs. Chair Foster stated that this meetings agenda for 231 Broad Street stands at the preliminary process for approval.

Mr. D'Amore began the presentation introducing himself, owner Mr. Davison, and the renovation project of the existing house to an apartment concept. Mr. Davidson's original plan was to renovate the house into six apartments, while retaining the single residence exterior. He has done other homes in areas of New England with success. He feels his target demographic is singles, professionals or an adult downsizing. The apartments are intended to be for one occupant, no children and lease restrictions on pets. Mr. D'Amore went on to show photos of other properties renovated by Mr. Davidson in other areas including his hometown of Lebanon, NH.

Mr. Davidson presented a new proposal to the board reducing the apartments to five which would be four renters and one owner occupied unit. The existing garage will remain and the large trees on the property remain. There will be seven parking spaces.

There would be a combining of two apartments on the second floor, leaving two apartments on second floor and three apartments on the first floor.

Chair Foster opened the floor to comments or questions from any of the twelve residents at the meeting.

~Luann Gabriel, 245 Broad Street, questioned who would be occupying the apartments. It could be anyone and not necessarily only young professionals . Mr. D'Amore respond that there is movement toward smaller living spaces due to burden of care and high rents. He feels there is a desire for some to have a smaller living space.

~Tim LeBaron, resident and Village Trustee, asked the board why this did not come before the village board and that the process was not followed. Chair Foster responded that the planning board has jurisdiction due to Local Law #5 of 2006 Site Plan Review and coming before the village board is not required.

~ CEO Gil Albert spoke reminding the applicant that his stop work order is still in effect. There was someone from New Hampshire that had inquired at a past time and was told that they would need to come before the planning board in advance of any work and that any work done would require a permit. A significant amount of interior work had already been done when the stop work order was given to the owner. The owner never contacted the CEO, village or planning board in-spite of their knowledge that it was required to do so.

~ Chair Foster explained the process starting with Local Law #5 of 2006 and stated that none of this took place.

~ Bruce Ricketson, 226 Broad Street, brought his own copy of the property showing how much space the car parking area for this building would be. He stated that this idea of multiple parking spots on the land does not fit, does not look good and is not right. He said the lawn area will be solid cars and look like it belongs in Brooklyn. He spoke to the school principal regarding the open parking area close to the property. It was stated in the architects presentation that this could be used for additional parking. Mr. Ricketson spoke to the principal of the high school about that parking area. It is owned by the school for school use and is not public parking. Another concern of Mr. Ricketson is that lower income housing, such as these apartment could be, could attract sexual predators being so close to the school. He asked about the law regarding limits on occupancy. There is no way to guarantee that only one person would be the only occupant in each apartment.

~Ed Carr, 230 Broad Street, spoke to the question of where to put the plowed snow in the winter. It is already a problem in the neighborhood. The seven parking spots would have to be taken care of by the owner. Mr. Carr is a long term volunteer firefighter and has great concern about saving people in that building in the event of a fire. Owner Mr. Davidson said that all sleeping areas on the second floor would have a window egress.

~ Roger Little, 251 Broad Street, feels escape from the second floor in a fire would be a problem. Mr. D'Amore stated that what they are doing is what is required by NYS Law. Mr. Little explains his objections to a multiunit in the neighborhood includes concern over how many people would be in the building. Currently , the neighborhood is quiet during the day and night.

~ Mrs. Ricketson, 226 Broad Street, read from the Local Law #5 of 2006 on site plan review. She feels this apartment concept is out of character for the area and does not follow what is written in the Law. She feels it should be restored to a single family home.

~Koren Little, 251 Broad Street, said she sees no benefit for the community. Mr. D'Amore explained that there is not zoning in Schuylerville, and they are trying to find the right balance for the community.

~ CEO Gil Albert said there is no public transportation in our village, so parking issues are important. He said that Mr. D'Amore is correct about zoning, however, the planning board does have say over change of use. Our community enjoys a lot of green space and this does concept and parking does not work in this location . Chair Foster added that the planning board does have the power to stipulate.

~Planning Board Member Dustin DeLuke, 233 Broad Street, commented that he feels the general concern of the neighborhood is what type of people will be moving in based on the price, and shared concerns of quality of village life. Mr. Davidson responded that he has a successful track record having completed 215 units.

~ Linda Burch, 255 Broad Street, asked the size of the units. Also, how can you limit how long visitors stay. The response was the units are between 260 square feet to 330 square feet . The stay could be dealt with in the lease.

~ Mr. Davidson asked the board if he could just paint the exterior to catch the weather.

~ Martha Keefe, 229 Broad Street , asked why he had not done the outside first.

Member Myers asked about the total interior square footage. The response was 1100-1200 first floor and 1000 second floor. Resident Mr. Richetson said his calculations are 1002 down and 841 up.

Member Myers asked CEO Albert if they could be allowed to work on the exterior. Mr. Albert said he was not comfortable allowing outside work until the plan is complete .

Chair Foster addressed the applicant and asked that they prepare to come back to a meeting with revised plans considering everything you've heard tonight.

Member Lloyd made a motion to adjourn the meeting at 8:00 pm, seconded by Alternate member LeDuke. Meeting adjourned .

Respectfully submitted,
Anna M. Welfley, Secretary

