

**VILLAGE OF SCHUYLERVILLE
PLANNING BOARD
MEETING**

January 14, 2019

The Village of Schuylerville Planning Board met for its regular meeting on Monday, January 14, 2019, at the Village Municipal Center. The meeting was called to order by Chairman Foster at 6:35 p.m. Roll call: Present were Chairman Robert Foster; Members Leona Colvin, Linda Lloyd, Ronalee Myers, Alternate Darren DeMarco and secretary Anna Welfley. Absent was member Kay Lee.

Chair Foster stated that alternate Member DeMarco will fill in for member Kay Lee. Due to Mrs. Lee's recovery from illness, Chair Foster asked Member Lee about her intentions to continue on the board. She responded that she would consider it. Chair Foster suggested the board would wait for two months for her decision.

PUBLIC HEARING
FERRY STREET HOLDINGS L.L.C.
5 Ferry Street Land Sub-division

The Public Hearing was opened by Chair Foster. The land sub-division, located at 5 Ferry Street, concerns a plot of vacant land 66 feet wide by 125 feet deep, behind the existing house...essentially the backyard. This division would leave a depth of 20 feet for the homes's backyard. There was concern by the Chair and the board about the size of the proposed 20 foot backyard. Chair Foster suggested to the Ferry Street Holdings L.L.C. owners that the depth of the land behind the house be increased to 51 feet. It was agreed that if when the house goes on the market for sale and does not show well because of the small backyard, the owners would consider increasing making it 51 feet to the iron pipes.

Chair Foster has described to the Board the consideration of the 5 Ferry Street land division before them this meeting and that no one from Schuylerville was in attendance.

Darren De Marco made a motion to close the Public Hearing, seconded by Linda Lloyd. All ayes. Motion carried 5-0

Chair Foster called for a board vote: Member Myers made a motion to approve the 5 Ferry Street land division as proposed, seconded by Member DeMarco. Chair Foster, aye; Member Myers, aye; Member DeMarco, aye; Member Colvin, nay; Member Lloyd, nay. Motion carried 3-2

Green and Crow Street Apartment Building Project

Kara Tedford, L.A. Group Engineer, attended the meeting representing PDH/Milton Crest Apartments for the purpose of obtaining an extension for their current permit to build apartments in Schuylerville. The current permit will expire January 22, 2019. Ms. Tedford addressed the board stating that the owners are now working with a structural engineer. The Green Street apartment building has been reconfigured. The building is now 11.5 feet longer and 2 feet wider. The Crow Street apartment building will not be in the plans at this time. The decision was made to not do the infrastructure and underground utilities for both buildings at the same time as previously planned. The Green Street building will have some design changes. A full basement will not be possible because of ground water. There will be a partial walkout basement.

Chair Foster feels that there are enough changes that he is inclined to say the board may need to consider the impact on the site again and possibly need to consider a new permit application that would be good for one year from approval. He is concerned about possible legal problems. He stated that he will contact the Village Attorney for council.

He said he should have legal guidance by next week. Chair Foster told Ms. Tedford that if the partners have any questions to call him.

Chair Foster suggested that the board could hold a special meeting to approve the extension or a new application in the interest of time. Ms. Tedford agreed and took her leave.

Member Colvin made a motion to approve the minutes of the January 17 meeting, seconded by Member Myers. All ayes. Motion carried 5-0

New Business

Resident Wendy Lukas entered the meeting. She asked about the boards decision on 5 Ferry Street after the public hearing. She felt that leaving a small lot for the home would not be in the best long term interest of the village. It would not be in keeping with the majority of the village lots

Member Colvin made a motion to adjourn the meeting at 7:30 pm, seconded by Member Lloyd. All ayes. Meeting adjourned.

Respectfully submitted,

Anna M. Welfley, Secretary

