

VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MINUTES

September 16, 2019

The Village of Schuylerville Planning Board met for its regular meeting on Monday, September 16, 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. Roll call: Present Chair Robert Foster; Members Leona Colvin, Dustin DeLuke, Ronalee Myers, and Secretary Anna Welfley. Absent were Members Linda Lloyd and Darren DeMarco. Also present was Village Code Enforcement Officer Gil Albert and several residents.

Chair Foster opened the meeting with instructions to the audience to please silence their cell phones and if speaking during the commentary portion of the meeting give their full name and address.

47 Tow Path Road

Santino Cardella of 47 Tow Path Road comes before the Planning Board applying for approval to construct a two-car detached garage on his property. The garage will have one half story on the top that will be 216 square feet. The dimensions of the garage will be 26 ft. x 28 ft. The garage is in the flood plain. Mr. Cardella had the choice of building above the 100-year flood plain or build the building with walls that would collapse in a flood event with implosion panels. He will construct the building with the implosion panels in accordance with the Federal Emergency Management Act. The Board had no further questions.

231 Broad Street

Architect David D'Amore of AND Architecture and Michael Davidson, owner of 231 Broad Street, were present. Chair Foster opened the discussion reminding all that the last meeting in August was a continuation of the Planning Board's preliminary review of the application. Addressing Mr. D'Amore, he said that the board would need a complete set of documents, and complete set of plans to know what they are looking at.

Mr. D'Amore brought out the most recent set of plans submitted for review. The plans do indicate that they did not come from a legal land survey. The scale is 1 inch to 10 feet. Chair Foster is fine with that.

Schuylerville Planning Board Meeting, September 16, 2019

Mr. D'Amore explains the revisions which includes downsizing from six units to five units with one of the five being owner occupied. Meeting the requirement of designated parking spaces, there will be six spaces and two at the garage. Each apartment will have its own trash tote on wheels to be stored in the garage.

Member DeLuke asked if the parking requirement would be met if there are two or more renters in one apartment. Mr. Davidson responded that the lease he will have will control the number of people in the apartments.

Chair Foster asked about the electric meters installed as there are seven. Mr. D'Amore said that was the set up for six apartments and one designated for common areas. The meters will be reduced to six.

Bill Gale, 213 Broad Street, asked about storm drains and water runoff. Mr. D'Amore responded that the land is sloped, keeping water run off on the side, and the parking area is sloped and will have a gravel base allowing for percolation. He said that there is adequate space for snow removal.

Luann Gabriel, 245 Broad Street, asked how would you regulate the number of renters to one per apartment. Mr. D'Amore responded that it would be in violation of the lease terms. Mr. Davidson stated that this property is a large investment for him and the tenants he leases to will be credit worthy. He will be careful and fair and when he discovered include restrictions in the lease.

CEO Albert reminded Mr. Davidson the he received a call from someone about this property , told them what needed to be done to meet village planning requirements, and he never heard another word until he found that interior renovation was underway and put a stop work order on the property.

Martha Keefe, 229 Broad Street, asked the Board if they have taken into consideration how the neighbors to this property feel. Chair Foster said the Board takes this very seriously.

Wendy Lukas, 77 Green Street, stated that she was extremely uncomfortable with the explanation given for the storm water drainage issue. The owner must come back with much better facts as storm water runoff is an ongoing problem in the village.

Chair Foster asks that a complete set of plans be brought to the next meeting and the process of a new application will begin.

Schuylerville Planning Board Meeting, September 16, 2019

Bruce and Ruth Ricketson, 226 Broad Street, presented copies to the Board of research they have done on properties previously done by Mr. Davidson and a list of 18 items they feel this Planning Board should include considering the 231 Broad Street application. These are based on the concerns that had been raised at the July and August Board meetings.

Member Topics

Member Colvin raised the issue of the traffic congestion at the new Stewards store on the corner of Broad and Spring Streets. It has been discussed at Village meetings.

Member Myers made a motion to adjourn the meeting at 7:50 pm seconded by Member DeLuke. All in agreement. Meeting adjourned.

Respectfully submitted,

Anna M. Welfley, Secretary