

VILLAGE OF SCHUYLERVILLE

PLANNING BOARD

MEETING MINUTES

February 10, 2020

The Village of Schuylerville met for its regular meeting on Monday, February 10, 2020 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 - Chairman Robert Foster, Members Leona Colvin, Darren DeMarco, Ronalee Myers, Alternate Dustin DeLuke and Secretary Anna Welfley. Absent was Member Linda Lloyd. Due to a board absence, Member DeLuke will fill the vacancy at the table.

231 BROAD STREET

Project engineer David D'Amore of CT Male provided the board with revised drawing of the revised drainage plan showing a solution after speaking with DPW Supervisor Rob Decker. The drainage connection from Division Street to Broad Street will be to an existing catch basin on Broad Street, with the calculations based on a 100 year rain event. There is no need to obtain a permit from the NYSDOT to connect, even though Rt. 4 (Broad Street) is a state road. The white line on the road delineates what is state responsibility and what is the village's. The catch basin is in the village's purview. The drainage will now run down Division Street to that catch basin. There will be a shallow yard drain to collect rain from the roof, directing it away from the foundation. There will be a spillway created to direct the water to the catch basin by way of a six inch perforated pipe. This system will create an overflow drain that will perk into the ground. Details are included on the drawing. State mandated regulations on drainage do not meet the level of impact. In this case, the regulations would revert to the storm water regulations of the village, and because there is no zoning ordinance, they have used their best judgement to determine the system to meet the level of impact. The package includes a standard lease form, notification of level of lead exposure, information on consideration for leasing, pet responsibility notification, giving a reasonable idea of expectation for sound tenants, and a floor plan. In summary, this information covers questions from the last meeting.

Member Myers and Member DeMarco asked questions regarding the rent pricing. Mr. D'Amore responded that the rents are intended to be slightly above local market. He is not sure exactly what the rent will be, however Mr. Davidson had stated to him that there will not be Section 8 housing or affordable housing pricing or consideration. Member DeMarco asked for more specifics and Mr. D'Amore told him of some research options that might help in determining area rents in general. Chairman Foster said that the board had not requested specific rent information from the applicant.

Member Colvin stated that the board would have no jurisdiction regarding rents or leasing.

Member Myers asks about the apartments. Mr. D'Amore said that these are micro apartments , much like studio apartments. After reviewing the Village 2005 Comprehensive Plan, he feels that there is some alignment in that there are other apartments in the village and they are following the plan preserving the housing stock with the intention of retaining the look and feel of what it has always been. That is being achieved with this property with the exterior painting, exterior repairs and windows. He then gave some examples of possible tenant types, making the point that the probability of local folks being the tenants. The owner believes that he is proposing and offering an opportunity for some residents, meeting all state standards. The owner believes he is offering a valid housing opportunity.

The owner understands the position of the neighbors and the work he had done before an effort was made for village approval. If he had it to do over, he would have been in less of a hurry to complete the project.

There is no going back, but he now feels he is trying to present an honest and open offering to the board and neighbors.

Chairman Foster said that Mr. D'Amore has submitted nine copies of the updated plans and the village office should be prepared to make the plan available to residents for viewing.

Member DeLuke questioned the ability of the owner to limit tenants to single person occupancy, and if there will be any effort to control the number of people in an apartment. Mr. D'Amore stated that the size alone would probably discourage multiple persons. The owners intention was not to provide housing for a family of four. Member DeLuke understood and asked if the owner could be prepared, at the next meeting, to offer his plan to address this issue.

Chairman Foster did offer that the board would need information regarding occupancy and requirements for leasing in NYS. Mr. D'Amore will request the owner obtain information from his NY attorney and provide the information and lease for the board. The owner would like all to know that he intends to do his best and doing what is right going forward to effectively change the perception of the property.

Member DeLuke asked about noise from multiple apartments with open windows, such as TV's, and how would air-conditioning be handled. Mr. D'Amore was not sure of the owners intention, but felt it would probably be window units and felt the noise level would probably not be abnormal. Member De Luke asked about the planning for trash receptacles. The answer was large refuse cans on wheels sitting on a pad placed near the garage.

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Mr. D'Amore said there will be a property manager that will be monitoring the property. The owner does not want problems and will be kept informed when he is not here. There will not be lighting that will spread a large array of light. It will look and feel like a single family home.

Chairman Foster set the public hearing for March 16 with the intention of the board to bring this matter to a vote. The plan is to have a stenographer present. The regular board meeting will follow the public hearing. Chairman Foster feels that the board has all the information needed to go forward with a vote.

Mr. D'Amore left the meeting with thanks from the board.

MINUTES

Member Myers made a motion to accept the January 20, 2020 minutes, seconded by Member DeMarco. All ayes. Motion passed 5-0.

Member Colvin would like to register the fact that she made a statement that did not appear in the minutes concerning a member of the board having a conflict of interest, regarding 231 Broad Street, as their property is contiguous to the subject property. She requested a legal clarification, as there could be a possible lawsuit. Chairman Foster agreed, but added that if the matter went before a judge, the size of the community would be a consideration. He addressed the member that if the board decision was against the project, an Article 78 could be filed and could result in a court proceeding. Chairman Foster will contact the Village Attorney.

Member DeLuke requested that a copy of the January minutes recording be forwarded to him.

The yearly Saratoga Planning Board seminar was attended by Members Foster, Colvin and Myers.

Member Colvin made a motion to approve the August 19 and September 16, 2019 minutes, seconded by Member DeLuke. All ayes. Motion carried 5-0

MEMBER TOPICS

The board discussed the property at University and Green Streets. It has gone beyond any possible extensions, and if it comes before the board again, it will be considered a new application.

The applicant will be responsible for payment of any advertising required for a new application.

Member Myers asked about a new single family home being built on Pearl Street and the CAKE Bakery, operating the business from a new barn on the owners property and if the board should have been notified.

ADJOURNMENT

Member De Marco made a motion to adjourn the meeting at 7:55 pm, seconded by Member DeLuke. All ayes. Motion carried 5-0

Respectfully submitted,

Anna M. Welfley, Secretary