



VILLAGE OF DELANSON

EQUAL OPPORTUNITY EMPLOYER

MAYOR
GAYLE K. GIFFORD

BOARD OF TRUSTEES
JOSHUA D. O'CONNOR
GEORGE GREINER

1797 MAIN STREET, P. O. BOX 235, DELANSON, NY 12053
TELEPHONE: (518) 895-2199 FAX: (518) 895-2100
WWW.DELANSON.NET

VILLAGE CLERK
ISABELLE MORMANDO
VILLAGE TREASURER
CAROL BOYD
WATER COMMISSIONER
JEFFREY IVESON

Village of Delanson Planning Board

Regularly scheduled meeting of May 4th, 2015 called to order at 7:00 P.M. followed by the Pledge of Allegiance.

Reviewed minutes of April 6th, 2015 meeting, Al Z Moved to accept minutes Mary M seconded

In attendance: Al Zubal, Chairman
Mary McLaughlin
Jim Donnelly
Dan Lindh
Dan Coombs

Also in attendance with business before the board were village residents David St. John of 2002 Main Street, Julius and Jill Mackie of 119 East Shore Road with business before the board and James Hyde of East Shore Road as an observer.

Mr. St. John had previously (in 2011) applied to build an addition onto his residence at 2002 Main Street and it had been approved by the planning board. That application was reviewed as well as a discussion with the Duanesburg Town Planner, Dale Warner. It was Mr. Warner's opinion that Mr. St. John's application was still valid and that he was free to apply for a Building Permit. The Board unanimously agreed with that opinion and a memo to that effect was sent to Duanesburg Town.

Mr. and Mrs. Mackie applied to demolish their current garage at 119 East Shore Road and construct a new garage 11 feet east of the current location. Board member Dan Coombs, who resides at 1959 Main Street, which is adjacent to 119 East Shore Road (on the North side) voiced a concern regarding the new location of the garage siting that it would create an unsafe space between it and his current accessory building (which is located exactly on the boundary line).

It was pointed out that this issue should have been brought up and discussed by the two parties prior to the application.

The meeting was then called to recess in order for Mr. Coombs and The Mackies to go to the site and review the situation before continuing the discussion in the meeting.

During the recess, the other members of the Board met and discussed with James Hyde, his interest in becoming Dan Coombs replacement on the Planning Board. A consensus was agreed to that Mr. Hyde would be an excellent fit with the Planning Board and Mr. Hyde was asked to discuss his appointment with the

Mayor.

Mr. Coombs and The Mackies returned from their, on site, review of the situation and although Mr. Coombs still had reservations about the project, he felt it was within the parameters of the Zoning Law.

A vote on acceptance of the application was taken with 4-ayes and 0-nays, with Dan Coombs abstaining.

A discussion of the posting process was started with the following observations:

- State Zoning laws require sub-division changes be posted in newspapers for 5days prior to the public review. Which is why Village requires \$100 advertising fee
- Village postings can be made "in addition to" but not "instead of" State requirements.
- Village posting rules need to be reviewed as part of Zoning Law review

Zoning Law to be reviewed by individuals of the Board and proposed changes submitted to Mary Mc and then group reviewed. After finalization the ZL changes then need to be reviewed by the Board of Trustees.

Jim D was to obtain a copy of the 1979 sub-division law and make copies available to Board members.

Issue concerning "farm pets" it was conceded that we have no jurisdiction on the matter. We can only site that if they are to be kept , the area requires a fence and that they do not become a "public nuisance."

This was Dan Coombs last Planning Board Meeting, he will make himself available to consult.

Motion to adjourn made by Jim D and seconded by Mary Mc at 8:17 PM. Motion was approved and meeting adjourned.