



VILLAGE OF DELANSON

EQUAL OPPORTUNITY EMPLOYER

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BOARD OF TRUSTEES
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Village of Delanson Planning Board

Scheduled meeting of January 4th, 2016 was called to order at 7:04 P.M. followed by the Pledge of Allegiance.

In attendance:

Dan Lindh, Chairman
Al Zubal
Bruce Barton
James Hyde
Jim Donnelly
Gayle Gifford – Village Mayor
Dale Warner – Village Code Enforcement Officer

Review of the minutes of December 7th, 2015 meeting. A motion was made by Jim D. to accept the minutes as written, seconded by Al Z. Vote: 5 Yes 0 No

The board then moved on to the discuss the role of the Planning Board as defined in the Zoning Law Section 10.9 to insure that going forward that we are operating within the confines of its description.

It was determined that we needed to better understand the enforcement process. Dale Warner explained how he processes complaints. It was determined that the existing process was vague or incomplete. As currently written Code Enforcement Officer writes homeowner of out of code condition. If ignored the Village Board requests an appearance ticket to be issues and the homeowner appears in Duanesburg Town Court for judgement.

RR Ave. junkyard was discussed. A stop work order has been issued, but it is unclear what the next step is.

Complicating the issue is an illegal digging in an attempt to hook up to our sewer system.

Dale W. as Code Enforcement Officer will send letter to Village Board outlining the 3 ignored Stop Work Orders issued and VB will decide upon appropriate action.

Board then moved on to discuss the status of the YMCA Sign issue. It was stated by Dan L. that the board accepted the application for the "Y" sign on the building, but that since the GR-1 zoned land only allows for one sign for special use permits on residential property. It was asked if an approval was made for the sign initially, which was not known (Jim Donnelly was assigned to check the existing PB and ZBA records for an approval of that sign. The search was made and no records were found). Sign at road will require a variance.

The updating work on the Zoning Laws started by Bruce Barton and Christine Niccolella is reportedly going slowly although term definitions have been greatly improved upon. **Bruce suggests that the entire planning board be responsible for reviewing and rewriting the zoning laws.** He further suggests that the lack of a Village Comprehensive Plan is hindering, and will continue to hinder the process. Further discussion was then postponed until the February board meeting.

Jim Donnelly asked for time to give overviews of the two webinars put on by the DOS in the last couple of weeks. One on Sign Regulation and the other on Moratorium Legislation.

The Sign Regulation gave him a better understanding of the types of limitations the village could impose without limiting free speech, but also enforcement steps for non-conforming signs.

He thought that a Moratorium might be an effective way to deal with the issue of solar panels, since there had already been some discussion of how to deal with the fact that the village had no specific zoning legislation in place addressing solar panels. It was pointed out that there were already solar panels on the roof of 208 Thousand Acre Road, and that no permit had been issued for that purpose. Further discussion would be needed both at the next PB meeting but also at the Village Board Meeting next week.

Additional discussion was started on Special Use Permits as it applies to Home Occupations, and its lack of definition.

Motion was made to adjourn by Jim D, seconded by Al Z. Meeting adjourned at 8:55 PM

Jim Donnelly - Secretary