



VILLAGE OF DELANSON

EQUAL OPPORTUNITY EMPLOYER

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Village of Delanson Planning Board

Scheduled meeting of November 7, 2016 was called to order at 7:01 P.M. followed by the Pledge of Allegiance.

In attendance:

Dan Lindh, Chairman
Al Zubal
Bruce Barton – Medical Absence
James Hyde
Jim Donnelly

There was a review of the minutes from previous meeting. Al Z moved that they be accepted J Hyde seconded and the motion was carried unanimously.

Agenda:

New Business

Presenting a proposed new building project adjacent to the YMCA building were:

Ken Romanski – Landholder of a group of plots in the proposed area

Mark Jacobson- Design Engineer

Troy Miller – Owner/Broker of CM Fox Real Estate.

Proposed - A two phase apartment complex on plots adjacent to Michael Drive inn Delanson Village. The first phase being 32 apartment rental units, 8 building units containing 4 apartments per building unit, on the east side of Michael Drive.

Phase 2 being 40 apartments with 10 building units containing 4 apartments per building unit, fronting the west side of Michael Drive, and the south side of Victoria Drive.

This would define a project of a total of 72 apartment units.

Mr. Jacobson presented a draft copy of the area layout for the planning board members. He went on to explain the concept of the apartment tenants utilization of the YMCA facility as an incentive. He stated that two similar projects in Altamont and Voorheesville had been successful in attracting senior occupants. Those projects were 8 and 18 units respectively.

Mr Romanski was asked about the initial process to sub-divide the lots in question into their current configuration, which sub divided the lots with the express intent of building townhouses in that area. There was not the interest

in townhomes as anticipated, according to Mr. Romanski.

It was pointed out that without extensive zoning changes and variances, this number of units (72) would not be possible. It was agreed that multiple variances would be necessary. According to current Zoning Law 64,000 sq. ft. (1.47 acres) would be required for 1 quadraplex.

It was highlighted that water usage would be a deep concern to all the current residents of the village, as the age and condition of the existing piping and the overall capacity of the system would be greatly tested by the addition of so many additional users. Dan Lindh agreed to contact the Village Water Commissioner and have him submit an opinion as to the feasibility of such a project, from a water usage standpoint.

Dan L. also pointed out that Duanesburg Sewer System would have to have its capacity addressed, as Duanesburg is still getting all of its residents on the system, and that would be totally in their hands.

Further investigation into the past project (DCC) was given to Jim Donnelly and Dan Lindh was assigned to contact the Water Commission.

No other new business issues.

Old Business

1. The Bus Repair Facility on RR Ave. was discussed and it was agreed and voted upon (3-1 with Al Zubal opposed) that the boards position was that a new Special Use Permit was necessary, according to the Zoning Laws. Jim Donnelly was assigned to contact Peter Schreiber and if in doing so, did not elicit a commitment to apply for a Special Use Permit, then Jim Donnelly was to draft a formal letter, e-mail to the other board members to get there feedback and gaining that, send the letter to Mr. Schreiber. Jim spoke to Peter Schreiber on November 15th in reference to his application for a Special Use Permit, with no commitment from him, "I'll let my lawyer handle the matter" being his response, on November 17th the formal notice of our decision was sent (Enclosed).
2. RR Ave Storage project (referred to as the Scudder Project) at a standstill until proper application is filed.

Motion was made to adjourn by Al Z, seconded by J. Hyde Meeting adjourned at 8:19 PM

Jim Donnelly – Secretary