



VILLAGE OF DELANSON

Equal Opportunity Employer

Village Clerk

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Water Commissioner
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Village of Delanson Planning Board

Scheduled meeting of January 23, 2017 was called to order at 7:00 P.M. followed by the Pledge of Allegiance.

In attendance:

Dan Lindh, Chairman, Al Zubal, Bruce Barton, James Hyde, Jim Donnelly.

Also in attendance representing the Village of Delanson – Mayor Gayle Gifford, Fire Chief Kevin Morrison, Village Engineer Francois Vedier, Water Commissioner Jeff Iveson, Asst. Water Commissioner Steve Micheli, Village Clerk Isabelle Mormando.

Representing the Town of Duanesburg was Town Supervisor Roger Tidball, Town Assessor Richard Tollner.

Representing CM Fox Real Estate was Troy Miller and Engineer Mark Jacobson.

There was a review of the minutes from previous meeting. Minutes were accepted as read. Bruce B. moved Al Z. seconded.

Agenda:

Chairman Dan Lindh, due to the large attendance, outlined Planning Board purpose.

Old Business

1. Bus Repair Special Use Permit Application it was determined had not been applied for and as a result it was requested, of the Mayor, that a letter be sent requesting a stop be put in place to the illegal business activity. Mayor Gifford requested a copy of the letter that had been sent to Mr. Richard Schreiber by the planning board.
2. Clean up on 1794 Main Street - Mayor Gifford informed the planning board that Mr. Cornair would clean up the property but was waiting for the insurance check to come in. The Village Board has issued an additional 30 day extension for Mr. Cornair and will follow up with Mr. Cornair regarding the cleanup of the property. The Village Board has asked Mr. Cornair to securely cover the sight due to the hazardous debris on the sight. NOTE: There has been a plethora of communications needing further review at Feb 6th meeting.

New Business

Discussion of Sketch Plan Application for Proposed Apartments. Mark Jacobson gave thumbnail of the process thus far and proposed a 72 unit complex at the location of Cole Road and 395 to be built in phases and realized that there are problems with the current water system Mr. Jacobson used data from 2006 - 2015 and sited the fact that due to

repairs and upgrades to the water system, the village has reduced its daily water demand by about 20,000 gallons per day and that their proposed development would use about 13,000 gallons per day. He also noted that the new development would use less than the townhomes would have used that were proposed back in 2005 had the project been completed.

Mr. Jacobson admitted deficiencies in the system; most notably pressure problems that would be addressed by adding a booster pump to each 4 unit building. They are not proposing a sprinkler system for fire protection in the buildings since the current water system does not have the ability to handle it.

Discussion of Water Portion of Project.

Comments on Water Supply Evaluation submitted by Insite Northeast.

Mr. Vedier pointed out that the Insite report was in error by taking 20% from their GPD numbers due to the fact that NYDEC calculations already accounted for the efficiency of modern fixtures. This error would increase the expected water use by the new development to almost 16,000 (15840) gallons per day.

Mr. Vedier also pointed out that the Village was extremely concerned about decreased water pressure with the building of the community center and consequently a holding tank was installed to reduce the water demand by the Community Center to 15 gallons per minute.

He also stated that he is not sure the county Health Dept would allow these type of tanks for apartment buildings and that the Health Dept should be contacted regarding these issues and that the State Health Dept frowns on the use of such tanks. He also mentioned that the Health Dept should be on board with everything they propose.

He also stated that he was not sure how the fire protection issue would be resolved. It would be up to code enforcement to get involved with that issue but that the sprinkler system would have a pretty big impact on the water system.

Bruce B. then asked Mr. Vedier if the system was capable of handling the increased units, and responded "The theoretical capacity of the water treatment system is there but there are some issues with cloudiness in the water that should be addressed before you put additional demand on the system."

Jeff Iverson then stated that the greater the demand on the system the harder it is to get quality water. .

Mr. Jacobson then spoke of the generous annual water mitigation fee offered by Mr. Miller to help build the water capital improvement program to rebuild the water system. But it was pointed out by Chairman Lindh that though the water mitigation fee definitely helps the water system, it doesn't address the initial start up and demand it puts on the system and that we're looking at this water issue very closely because we're afraid it might leave existing residents without water during peak demand periods.

Other areas of concern that were voiced were:

- Flow rate drop noted on 2005 hydrant tests affecting Thousand Acre Road and additional concerns regarding the effect on East Shore Road.
- Peak demand was also of great concern, since the applicants are not targeting seniors to occupy all these apartments, younger working people would be competing with existing users at peak demand times (weekday 6-8 am and Saturday morning washer usage)
- It was also mentioned that the units would have laundry hookups in each apartment.
- Drought conditions, experienced as near as 2009, left a heavy strain on the system and is not accounted for inside the numbers being used.
- The lack of backup from the Upper Reservoir via the McMillan Well leaves the system at risk during droughts with additional demand on the system.
- A professionally monitored flow rate test is a consensus need before making any definitive decision.
- All three clean filter beds are capable of producing 28 gallons per minute and will settle down to 22 gallons a minute within a day and can drop down to 16-18 gallons per minute within another few days depending on

the time of the year.

- Measuring the impact, from a water consumption standpoint, of the changeover from the DACC to the YMCA. Plus the implementation of the much needed flow meter there needs to be studied more closely.
- Questions concerning accuracy of the metering at the water plant was brought up and the WC admitted that the current method of calculation was arduous but inherent to the current configuration of the system and equipment but it was concluded that it was accurate.
- Fire containment was addressed by Kevin Morrison the Village Fire Chief. He stated that the water system was only used by the Fire Company after other methods, fire tankers, pond pumps, had been exhausted. That he could bring 15-17K gallons to bear, virtually in 10 - 15 minutes.

Dan Lindh brought the discussion of the water system to a close, and asked Duanesburg Superintendent Roger Tidball to address the issue of supplying town sewer service to such a project. He responded with an update of the current sewer connections (140 units) coming online as a result of current installations. He stated that the current 140 units would probably be online by Oct and that the NYDEC would probably want to monitor the system for a year, after the 140 units were in use, but 72 more units would probably max out the system and is not possible all at once.

Dan Lindh then reviewed the project, applying the current Zoning Laws and highlighting the areas that needed either variance or Village Board action.

Areas that the current proposal does not adhere to the Zoning laws that are in effect for the Village of Delanson.

1. Section 5.2 Lot required for Every Building

No more than 1 principal building ... shall be permitted to occupy a lot

2. Section 6.2 E Required Lot size

For a Multi Family Dwelling is 50,000 Sqft for the first 2 units and and additional 7000 sq ft per additional unit. (72 units would require 21.76 acres)

3. Section 6.2 E 2 Lot coverage

All buildings, accessory buildings, structures, and impervious surfaces shall cover no more than thirty percent (30%) of the buildable lot area.

4. Section 6.2 E 3 and 5.3 A Yards Required

Each lot shall have front, side and rear yards as listed below:

Minimum Dimensions for Table 4: Yard Dimensions in GR-1

Building Type	Front Yard	Side Yard	Rear Yard
MFD	25ft	10ft	30ft

5. Section 7.2.A Outdoor Storage and Dumping of Waste Refuse and Garbage Storage

All waste, garbage and refuse resulting from the operation of permitted business and manufacturing uses, or from the occupancy of multiple family apartment development, shall, if stored in the open air, be placed in covered metal containers located on a concrete or comparable base slab and shall be obscured from every neighboring residential property and the public way.

6. Section 7.8. Off -Street Parking Requirements

Screening — All open automobile-parking areas containing more than Six [6] parking spaces shall be screened on each side adjoining a residential district or use. Such screening shall be comprised of either a stockade fence or equivalent, or a landscape strip containing a compact evergreen hedge not less than four [4] feet in height.

7. Section 7.8 C 2 Location and Setback Requirements (For Parking)

Required parking and loading spaces shall be located to the rear or side of the principal building, but not within the required side or rear yard setback areas. Parking shall not be permitted in front of the principal building.

8. Section Section 7.8. Off -Street Parking Requirements

Table 8. Off street parking requirements

Residence — Multiple Family 2 per dwelling unit

9. Section 7.19. B 2 Multi—Family Dwelling Units - Building Regulations

Livable Floor Area — Each dwelling unit shall have a minimum livable floor area of six hundred (600) square feet. -
Dimensions of the building are not stated for 1 or 2 bedroom units

10. Section 7.19. B 4 Multi—Family Dwelling Units - Building Regulations

Maximum Number of Units per Building — Six (6)

11. Section 7.19. D 2 Multi—Family Dwelling Units - Design Requirements for Multiple-Family Uses

Common Open Space — Not less than twenty—five percent (25%) of the gross acreage of the site shall be composed of land which is permanently dedicated to common open space.

The floor was then opened for public discussion.

Richard Tollner (Duanesburg Town Assessor) spoke in favor or the project siting it as good for the growth of the Township. Citing several recent rental projects, in the Capital District, that had exhibited a positive reflection on the community after implementation.

Motion was made to adjourn by Bruce B, seconded by J. Hyde. Meeting adjourned at 8:46PM

Jim Donnelly – Secretary