



## VILLAGE OF DELANSON

EQUAL OPPORTUNITY EMPLOYER

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## Village of Delanson Planning Board

Scheduled work session of **April 24, 2017** was called to order at **7:05 P.M.** followed by the Pledge of Allegiance.

**In attendance:**

Dan Lindh, Chairman

Al Zubal

Bruce Barton

James Hyde

Jim Donnelly (absent due to illness)

Approval of Minutes from last meeting not available: Tabled to next meeting

**Old Business:**

SUP for Bus repair facility - pending VB action

Discussion of updates to Zoning law: Tabled till next meeting.

**New Business:**

There was further discussion of the draft PUD legislation that was sent to the Village Board for review by Mr. Miller. Mayor Gifford forwarded the draft legislation to the Planning Board.

It was pointed out by Chairman Lindh that the PUD legislation that was submitted by Mr. Miller was a word for word copy of the PUD legislation that is in the Village of Altamont's Zoning Laws but with changes that benefit the developer and not the Village.

Mr. Zubal stated that he was fully against the PUD legislation and that the zoning laws need to be updated but not with this legislation. All members agreed.

Chairman Lindh stated that this legislation has a lot of deficiencies and that it basically has no checks and balances and allows the Village Board to run roughshod over our existing zoning laws. Chairman Lindh also studied the amount of land available for immediate development and found

that there are only 19 lots in the GR-1 & GR-2 districts over 3 acres. 12 lots on Eastshore Road. And most of the lots have a severe slope to them.

Mr. Barton mentioned that the draft PUD legislation has no limits as to where PUD districts could be established and that the GB district could have PUD districts within it.

Mr. Lindh mentioned that this legislation gives way too much power to the Village Board and that the entire Planning Board and every Village Resident could be against it and the Village Board could still vote to allow it. Mr. Barton added that even Schenectady County could be against it and it could still be voted in. Mr. Lindh then brought the possibility of potential litigation against the Village.

Mr. Zubal brought up the fact that he feels the water system cannot handle this kind of development and there is still a big question about the sewer system being able to handle it.

Mr. Lindh said that this legislation is strictly spot zoning and the worse type of zoning.

Mr. Barton stated that without a comprehensive plan to guide the Village Board it would be a disaster to give them this much power especially since the Village Board generally consists of amateurs or laypersons not familiar with zoning laws.

Mr. Barton mentioned that the new legislation simplified the procedure to the detriment of the Village residents giving them only one public hearing for the establishment of a PUD.

It was mentioned by Chairman Lindh that a developer could potentially buy several lots, then have it converted to PUD district and then build a 42 unit apartment complex in the historic district.

The Board then considered the layout of the PUD district within GR-1.

It was agreed that all the Planning Board members would attend the next Village Board meeting with a list of the concerns to discuss with the board. Then there would be an official follow-up letter of recommendation to the Village Board if necessary.

Motion to adjourn by Mr. Zubal seconded by Mr. Hyde.

Meeting adjourned at 8:24 PM