

Village of Delanson
Planning Board
April 4, 2022

Minutes

Present: A. Zubal, J. Hyde, R. Loftfield, D. Mesick and D. Lindh – Chair,

The Chair called the meeting to order at 7:00 PM.

The Board began with a salute to the flag followed by introductions of parties present, included on the agenda. The first order of business was a discussion on the former YMCA facility in the village. Walt Silva engaged the board in a conversation regarding tentative plans for the facility, whether the YMCA is considering selling the entity, and acceptable uses of the property based upon the special use permit issued in 2005 by the Planning Board. Mr. Silva noted that a community volunteer advisory board has been in discussion with donors, potential investors, and buyers regarding the facility in an attempt to restore its function to the community as originally intended.

The Chair then moved on to the second order of business, the examination of continuation on the development of townhomes, on previously approved building lots near the YMCA facility. The Parties before the board inquired about the development of four 8 unit structures totaling 32 two bedroom units. Conversation ensued about the need for a water study given capacity of the treatment plant, production and current usage levels. The board emphasized that the builder would need to bear responsibility and cost associated with the study to determine the impact on the system and ability to meet the needs of the village. Village zoning board member Josh O'connor was also present and provided background on the history of the system. Its weaknesses and the specific upgrades (additional clear well and filter bed) treatment facility to accommodate growth in the village. He also noted that any village capital project would likely address new EPA requirements and not a capital improvement project such as upgrading the treatment facility.

The Chair then informed the group that the next steps for their project would be to engage an engineer regarding the water system and potential supply constraints, potential cost impacts, and then a sketch plan review.

With no further questions or discussion, the Chair called for a motion to adjourn

Motion: R. Loftfield

Seconded: A. Zubal and carried

The meeting adjourned at 8:00 PM