

**VILLAGE OF VALATIE**  
**PLANNING BOARD**  
**PO BOX 457**  
**VALATIE, NY 12184**

April 19, 2023

Informational Meeting

BOARD MEMBERS PRESENT

AUDIENCE

John Bryan, Chairman

Kenan Gunduz

Diana Carter

Matt Carter

Lee Lindermann

Kerry Danenburg

Meg Todisco

Alicia Everett

Rob Fitzsimmons, Attorney

The meeting of the Planning Board was called to order by Chairman Bryan. Roll call was then taken.

Chairman Bryan asked if there were minutes to be approved. There were not. He then asked Attorney Fitzsimmons for an update about the River Street Mill project. Attorney Fitzsimmons stated that the applicant wants to turn the old mill into senior housing. The way the village code reads now, the building does not meet the setback requirements for Senior Housing. They have asked the Village Board to create a new code that would allow for the existing footprint to be accepted for Senior Housing. The rule is drafted to be adopted in this process. The Valatie LDC was the owner, there has been processes to go through to dissolve the LDC and turn the ownership over to the Village. So it has now been turned over to Columbia County Court with Judge Mott. The Attorney General has until May 10<sup>th</sup> to submit any objection to approve the dissolution. If they don't object, then the Village will own the property and can therefore sell the property to the applicant.

So, the Village Board must approve the change in Senior Housing Code to allow for the project. Then the Planning Board also must approve the site plan for the project. Mrs. Carter stated that the board had already seen the original rough layout of the apartment plan. Mr. Gunduz then stated that they had a plan for 30 apartments. They had made a few changes, as requested by the board, to change the entrances from the street side to inside the building. They are hoping to move the process along before the building caves in anymore. Mr. Fitzsimmons commented that the applicant had had two environmental studies done and both found no issues.

Mr. Bryan asked where the applicant would be at the end of May. The applicant had sent an updated draft to the board clerk which was forwarded to the board members.

Mr. Gunduz proceeded to discuss lighting plans for the project. Mr. Bryan stated that would come later in the process. They will try to keep the existing landscape and keep the property as natural as possible. Mr. Fitzsimmons suggested some elevation plans might be appropriate at the next meeting. Mr. Bryan stated at this point, the plan and narrative would suffice until the Zoning Law is updated and the applicant takes ownership. Then the applicant and board can move forward with more detail.

The Board all agreed that they are ok with the use on the application submitted. Mr. Danenberg questioned if it would be possible to add a second floor at the center of the building for more living space and provide more common space downstairs at the entry. Mr. Bryan stated that the Zoning allows for it, so there should not be a problem.

Mrs. Carter questioned the use of the parking lot across the street. Mr. Gunduz stated that they would lease it back to the Village with them taking the spaces to meet the parking requirements by the Zoning Code and then allowing the village to use it.

Mrs. Everett questioned the fire company reviewing the plan. The applicant had a special meeting with the fire chief to make sure the equipment would be able to get in the parking lot sufficiently, and they will.

Mr. Bryan told the board at this point the board should give their approval of the use for this project and then we could move forward. The clerk (aka building inspector) questioned if a fire truck would need to get in and turn around. The response was that it would pull in and back out.

Mrs. Everett asked if the apartments would be for sell or rent. Mr. Gunduz stated they would be for rent.

Mr. Bryan asked if the board in general was ok with the plan. All members commented yes. He asked the applicant if they are comfortable with the process. They commented that time is of the essence as the building is collapsing. They would like to get some bracing and the roof redone, but do not want to put in the expense until they have possession of the property.

They thanked the board for their time. Ms. Carter made a motion to adjourn the meeting, Mrs. Everett seconded. All in favor, so carried.

Respectfully submitted,

Stephanie Caradine-Ruchel

Clerk to the Planning Board

Village of Valatie

May 17, 2023