**Village Of Valatie**

**Planning Board**

**Valatie, NY 12184**

July 27, 2023 Minutes (Draft)

**Board Members Present Also Present**

John Bryan, Chairman Robert Fitzsimmons, Attorney

Alicia Everett George Schmitt, Engineer

Meg Todisco Carol Matheke

Diana Carter Steve Matheke

 Paul Calcagno

Excused Christian Paggi

Lee Linderman

The meeting of the Valatie Planning Board was called to order by Chairman Bryan at 6:37pm. Roll call was then taken; A Quorum was present.

On a motion by Mrs. Carter and seconded by Mrs. Everett, the board unanimously approved the minutes of June 7,2023 as submitted.

The board moved on to consider the application for Paul Calcagno for the Four Seasons community. Engineer Schmitt reviewed his recommendations for the board members.

Engineer Schmitt rec that the rental terms be clarified in the narrative, such that it is clear that these are long term rentals being a year or more as opposed to short- term rentals such as month to month.

There followed a brief discussion about scheduling the next meeting. The date was tentatively set for August 23 and the possibility of holding a public hearing at that time as well, will be explored.

Engineer Schmitt continued by recommending that the correspondence be provided from DOT, DEC, and CCDOH indicating approval of the project. Chairman Bryan noted nothing can move forward without their approval. Engineer Schmitt stated that the applicant could advise the DOT that the request for approval in writing is coming from the planning board so that it is clear that the need is time sensitive.

Engineer Schmitt also added the actual boundary survey should be included in the plan.

Engineer Schmitt recommended the correspondence be provided from the Fire Chief stating that the department would be able to provide emergency services to the site.

Engineer Schmitt next recommended that a stand alone Erosion and Sediment Control Plan be prepared and submitted in compliance with Part III. B of the SPDES general permit.

Engineer Schmitt recommended that the four-foot-wide asphalt walkway be striped, to provide a visual divide from the vehicular travel lane. Additionally, it is recommended the width be increased to five feet industry standard width. Since there is no proposed vertical or horizontal separation between the walkway and travel lane it is recommended that the roadway be posted as 25 MPH. Engineer Schmitt also recommended that ADA parking stalls be indicated in each of the proposed parking lot areas.

Discussion followed on arrangements for refuse collection. Although the original plan called for centrally located dumpsters, Mr. Calcagno reported that further thought yielded the current plan for curbside pickup from each house. Engineer Schmitt stated that there should be a note on the plans indicating there will be no central garbage area, but there will be one bin in place for the maintenance crews. Chairman Bryan asked about fencing. Mr. Paggi responded that there would be some around the stormwater management area and the maintenance dumpster.

Discussion then followed on first floor and garage elevations. Engineer Schmitt noted that there is grading shown but there is no elevation on the plan. Mr. Paggi responded that this will be added to the plans.

The next topic was the pavers in the patio areas. the narrative currently refers to pavers, but this will be changed to concrete. There was no opposition on the part of the Board to this change. The change will be reflected in the next narrative submission and on the plans.

Also, as recommended by Engineer Schmitt, the plans will be amended to clarify that the site electric will be buried.

On the topic of the sewer force main, there was agreement that the profile, which should ideally be provided, would be subject to change. Chairman Bryan recommended that the plan show what is currently being proposed and that changes would be considered field changes, which do occur. Engineer Schmitt commented that the doghouse sewer manhole detail should be provided for the proposed sewer force main connection into the Village System and that the sewer pump station detail indicates force main connection into existing catch basin and this should be revised to reflect that actual proposal.

The applicant agreed to the recommended change in the Landscaping plan from White Spruce to Blue Spruce or Norway Spruce. The plans will reflect this change.

In the discussion on parking around the recreation area, it was agreed that there should be more spaces available, with a suggestion that at least one space be designated ADA but this will be more fully discussed once the area is developed.

Chairman Bryan then raised the need for elevations for the community building and the garage. After some discussion with Mr. Calcagno and Mr. Paggi, Chairman Bryan made clear that at some point, in order to obtain the building permit, the site plan would have to contain specific information about the building relating to the number of windows, the heating system, the bathrooms, etc. Mr. Fitzsimmons also stressed the importance of including information relating to the building for purposes of obtaining site plan approval.

Mr. Fitzsimmons raised the issue of the finalization of the annexation. The mapping must be done and sent to the Town and Village. Mr. Paggi suggested that with the revising of the boundary map it might be helpful to have a conference call and Mr. Fitzsimmons agreed.

Mr. Calcagno proposed that he could send information about the rec and maintenance buildings to Chairman Bryan.

Motion by Carter, seconded by Everett, the Board voted unanimously to adjourn at 7:27pm.

Respectfully submitted by:

Kathleen Frances

Village of Valatie

Clerk to the Planning Board