

VILLAGE OF VALATIE

PLANNING BOARD

OCTOBER 13, 2021

IN ATTENDANCE

ABSENT

AUDIENCE

John Bryan, Chairman

Rob Fitzsimmons, Attorney

Katy Moore

Diana Carter

Christian Pozzi

Lee Lindemann

Matthew Carter

Meg Todisco

Adam Petela

Alicia Everett

Ray Jurkowski, Engineer

The meeting was called to order by Chairman Bryan at 7pm. Roll Call was then called with all members present. First item on the agenda was to review and approve the minutes from the June 2nd meeting and the September 1st meetings. The minutes had been emailed to the members prior to the meeting. A motion to accept was made by Diana Carter, seconded by Alicia Everett. All in favor/ so carried.

The next item on the agenda was a Public Meeting regarding an application submitted by Katy Moore for a multi-use building and a residential home at 3004 Main St. Adam Petela brought updated drawings for the members, but Chairman Bryan reinforced that the board has a ten-day rule for presenting drawings to the board with time to review. So no consideration for drawings will be at this meeting. The plan for this meeting was to discuss elevations and questions regarding the retaining wall. The updated drawings of the elevations were passed out for the members to review. The size of the buildings were adjusted slightly for a better fit. The look of the building was made less contemporary from the previous submittal. Adam went over changes in the buildings and changes in window specs to better fit in with the neighborhood. The board was pleased with the changes.

The discussion moved to the retaining walls and what would happen when any work would need to be done on the sewer within the easement. The attorneys are working on an agreement regarding the easement. The engineer is working on the retaining wall and easement plan as well. Ray Jurkowski stated that at the next meeting they should have the easement and retaining wall agreement and more detailed plans. He suggested they should also have discussion with neighbors as far as the easement, retaining walls, construction, etc.

The fire hydrant will remain in place, the light pole will be moved. The light pole is owned by the Village and it was stated that Rothermel should probably do the work since they installed it originally. The property owners will be responsible for the cost. Adam Petela stated that he has reached out to

National Grid regarding the utility lines over the easement that will be between the buildings. The representative from National Grid indicated that it would not be a problem to replace the poles with higher ones. With the intended retaining wall, the lines would be nine (9) feet off the ground, so higher poles will be necessary. The Fire Chief has requested a height of 14'6".

The next meeting may have to be in December due to scheduling and work to be done. Adam will be in touch with the building inspector/clerk when they are ready.

Meg Todisco asked about the age of the existing sewer lines. It was speculated that they were put in in the early 70's. Mr. Jurkowski said that the lines are pvc and in very good condition.

The next item on the agenda was a Public Meeting on an application from Paul Calcagno for a 55+ community. His engineer, Christian Pozzi, was present to represent him to the board. The Chairman discussed the process that would need to take place. The Village attorney will need to coordinate with the Town of Kinderhook attorney in proceeding with the annexation of Town property to the Village. Then it would need to be determined that the Village Planning Board would be the lead agency in proceeding further. The Planning Board will continue to work with the applicant as much as they can until the annexation is completed. The Board members should review and send questions/comments to the clerk who will then forward to the engineer. Chairman Bryan asked the engineer to present the plan again from the beginning because we have a new board member and Lee Linderman was not present in June when the plan was initially presented. Christian then proceeded to present the applicant's plan to the board. The plan is 49 single-family homes and six duplexes. Four units per acre as per the Village Zoning Code. He then briefly discussed hooking into Village water and sewer. We then discussed the storm drainage and run-off. More soil testing will be done and presented and reviewed by the Village Engineer. The Building Inspector/Clerk asked about how much water will be standing in the basin. Christian explained that there should not be standing water more than 48 hours after a major storm. Chairman Bryan questioned the SEQRA standing. Mr. Pozzi explained that they have prepared the SEQRA questionnaire and will continue to meet those standards. Lee Linderman stated that he had seen about three conceptions of this plan over the years. Mr. Pozzi explained he has been involved in the plan this year. Mr. Bryan stated that the board is agreeable that this is a good use for this area.

Ray Jurkowski expressed that it would be very helpful if the Engineer could write up a narrative on the project. Giving a full description of the property and the plan, how it will be operated, water and sewer, etc. This would be helpful not just for the Planning Board, but also the Town and Village Boards for the annexation process to give a better understanding by all. More information on water and sewer, meters, common areas, ownership going forth. Water and Sewer work will be coordinated between the Columbia County Health Department and the NYS DEC and the Village Engineers.

Lee Linderman questioned required parking as per Village Zoning Code. The proposed plan will meet parking requirements according to Village Code. John Bryan mentioned including amenities in the narrative. Sidewalks were discussed. Possibly a walk/bike path within the road or something similar. Other amenities were brought up and discussed, a dog park, open space, community area or building, landscaping, etc.

Meg Todisco questioned the build out schedule. The Engineer explained the estimated plan of building phases. That should also be included in the narrative. Discussion went into the process going forward. It was suggested that the narrative be completed first and submitted. That would be helpful for the Planning Board and also help with moving the Town and Village Boards forward regarding the annexation and SEQRA. Mr. Bryan stated that the Planning Board will try to put together questions after the narrative. Mr. Pozzi was concerned that they would do plans and not have any approvals. Mr. Bryan explained that the narrative would save a lot of steps and provide an initial basis to work on. The Village Engineer will do an initial review from the narrative as well. It is understood that plans may change as the design and approval process proceeds and questions from the Village Engineer should be addressed as the process proceeds.

There was no other business to come before the board. A motion was made by Lee Linderman to adjourn the meeting, seconded by Diana Carter. All in favor/ so carried.

Respectfully submitted,

Stephanie Caradine-Ruchel

Clerk to the Planning Board

Village of Valatie