

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

March 1, 2023 Minutes

MEMBERS PRESENT

AUDIENCE

John Bryan, Chairman

Paul Calcagno

Meg Todisco

Christian Paggi

Diana Carter

Steven Matheke

Alicia Everett

Carol Matheke

Rob Fitzsimmons, Village Attorney

Maryanne Hernandez

George Schmitt, Village Engineer

Matthew Carter

Nate Chumley

Becca Stunek

The meeting was called to order by Chairman Bryan at 6:30pm. Roll call was then taken. The minutes from the previous meeting had been emailed to board members prior to the meeting date. A motion was made by Mrs. Everett to accept the minutes. Motion was seconded by Mrs. Carter, all in favor, so carried.

The order of business was an application from Paul Calcagno for a 55+ community. Mr. Bryan asked Attorney Fitzsimmons to get the board a summary of what has gone on since the last meeting. Mr. Fitzsimmons explained that there was a joint meeting on February 1<sup>st</sup> of the Village Board and the Town Board for the annexation of the Town of Kinderhook lots into the Village of Valatie. That annexation was approved and now the Village of Valatie Planning Board can continue with the Site Plan Review.

Mr. Paggi then took the floor to give an update. They are presently working on updates requested at the last meeting. There will be some variability between the home plans so that the community has some variety of appearance. Mr. Calcagno has been meeting with several modular builders. Some plans and videos were previously sent to the clerk and forwarded to board members. Mr. Calcagno gave a brief review. He explained that the foundation will be dug one day. Then Superior Walls will come in and set the foundation. The following day the modular will be set. Work will not be done in the rain. He then explained the finishing process. His plan is to have a tenant in the home in sixty days from set.

The plans reviewed were from Champion Builders. Mr. Bryan stated that he had seen work by them and they are very good. Mr. Calcagno explained that he was going to look at several different builders so that there is no holdup on the construction. Homes will be no wider than 50 feet with the average of 35 feet. The homes will be set at different angles so as not to give a cookie cutter effect. With three units, changing the garage, eaves, siding, etc. would give us 18 different views. He is considering homes in the range of 13-1400 square feet to 15-1600 square feet. All of the homes would have a New England craftsman style. Once he zeroes in on layouts, calculating costs, financing, rental fees, etc. will be calculated out.

Mrs. Everett questioned the floor plan versus the plans. It was stated that different units will be placed differently. Mr. Paggi asked that the board consider giving Mr. Calcagno the flexibility of how to place each unit. Mr. Bryan stated that each unit should be dimensionally put on the site plan as they intend to place them to present to the board. The board will not give a blanket approval for them to place different homes where they want. After much discussion, Mr. Bryan specified that he wants exact square footage on each model and put on the plans. That gives the board the correct information to make an informed decision. That includes figuring out where the garage and driveway will be. Mr. Paggi asked if he could put together multiple plan sets, would that meet with the board's approval. Mr. Bryan stated that the board asked for different layouts months ago as examples of what Mr. Calcagno is planning. It was agreed that there will be changes, but the board needs appropriate plans to review to make determinations. Mr. Calcagno stated he would pick out models before the next meeting. The builder should be able to assist with placing floor plans on the site plan. A one-year building schedule was discussed once the infrastructure is completed.

Mr. Bryan then asked how they were making out with DOT. Mr. Paggi stated that they are waiting to hear back.

Mr. Calcagno asked if the board would object to the townhomes connected as opposed to duplexes. Mr. Bryan stated the board would need to look at plans.

Mr. Bryan questioned whether we had a letter from water/sewer department. The clerk forwarded the plans to the water department. They did not see any problem. The clerk reminded everyone that the engineer and applicant were going to meet with the water department.

The clerk reminded the applicant to call DIGSAFE before digging.

Mr. Bryan questioned the clerk/building inspector if she is keeping current plans in the office for the public to review. She said yes. We will be working on setting up a link on the village website for public review.

Mr. Bryan asked Mr. Paggi to work on changes requested from last meeting and the narrative for the next meeting.

Mr. Paggi asked if a bond or escrow was required. Mr. Fitzsimmons quoted the Senior Living Code requires a performance bond.

Mr. Bryan asked about putting plans on website. The clerk suggested he speak with the mayor.

It was asked that plans be to clerk by March 23<sup>rd</sup> along with updated narrative.

There was other general discussion regarding the builder, foundation, etc. Mr. Bryan asked Mr. Paggi to go back through his notes from the last meeting to make sure they cover all of the requests before the next meeting.

Mr. Bryan asked if there was any other business to come before the board. Mrs. Caradine-Ruchel stated that we need to find a new clerk for the Planning and Zoning Board.

The board opened the meeting to the public in attendance. Steven Matheke questioned how neighbors on Albany Avenue were going to access their homes. Mr. Bryan stated that a traffic study had been done by the applicant and sent to NYSDOT. The applicant and board are now waiting for a response from DOT. Mr. Matheke also questioned the water and sewer and if the village would increase water/sewer rates or taxes because of the additional use. Mr. Bryan stated that the board is taking all of that into effect and addressing those issues. He also stated that we have a long way to go with the project, so those things will be addressed as we move forward.

So the meeting was again adjourned with a motion from Meg Todisco, seconded by Diana Clark. All in favor, so carried.

Respectfully Submitted,

Stephanie Caradine-Ruchel

Clerk to Valatie Planning Board

April 5, 2023