

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

**APRIL 5, 2023 MINUTES**

**MEMBERS PRESENT**

John Bryan, Chairman

Alicia Everett

Meg Todisco

Diana Carter

Lee Linderman

Rob Fitzsimmons, Attorney

**AUDIENCE**

Matt Carter

Paul Calcagno

The Village of Valatie Planning Board meeting was called to order. Roll call then was taken. The first order of business was to approve the minutes from the prior meeting. The clerk had typed in the minutes that the meeting was adjourned and then members of the public had some questions. Chairman Bryan spoke with Attorney Fitzsimmons, and it was decided to strike the first adjournment as if it never happened.

Next was some housekeeping. The planning board is having a special meeting on the 19<sup>th</sup> to discuss the project on River Street. The Chairman spoke with the applicant, and he would be sending materials by April 6<sup>th</sup>. The meeting will be at 6:30.

The main order of business is the application from Paul Calcagno. The Chairman asked Mr. Calcagno to report what had changed since the last meeting. Copies of the site plans and project narrative were supplied to all board members.

Mr. Calcagno stated that they had specified the specific caliber of street trees to be red sugar maples, whose typical height will be 12 to 14 feet. Also specified were white spruce which will grow to be about 6 to 8 feet. The board agreed that was a satisfactory plan.

Mr. Calcagno stated that the plan had been revised to include a mix of four different single-family homes. The actual footprint of the homes is now indicated on the plan. The previously proposed duplex style homes have been revised to two townhome style buildings. Each building contains six two-bedroom units. He has included floor plans and building elevations in the submission for review.

The renders of the proposed single-family homes and townhomes are on the site plan C16. The other things to be addressed was the landscaping between the utility building and unit one. A landscaping screen was created between the development and houses along Route 9. Also providing landscaping in the recreation area, detailed site fencing, and provide planting plan for the filtration basin area. Chairman Bryan stated that the information summed up what comments the board had.

Mr. Calcagno has submitted floor plans as a representation of what he will be specifying for the homes to be built for the project. They are all two bedrooms with a den/office space. There was one plan that showed three bedrooms, however, Mr. Calcagno explained that was in by mistake and should be marked an office space. Mr. Bryan questioned Mr. Fitzsimmons if there was an occupancy limit in the code. Mr. Fitzsimmons stated that there was a limit to two bedrooms.

Mr. Bryan then questioned the Code regarding home occupation vs. working from home. There was discussion as to zoning, code enforcement, violations, etc. and how that would be handled.

Moving on, Mr. Bryan stated that two thirds of the homes had a garage in the front. Was there an economical reason to that? Mr. Calcagno explained that they would all look different. Mrs. Everett stated that they all looked the same on one side of the street. Mr. Bryan stated that the board was looking for a little more of a variety of the homes mixed up within the development. Discussion further ensued that the need for the lines separating each building should maybe be removed to give a better reality of the layout. Mr. Bryan asked that Mr. Calcagno go to his engineer to put a better mixture of floor plans on the plan. Mr. Bryan reminded Mr. Calcagno that the Code specifies that the planning board must maintain character and look and feel, that is what the planning board does. Mr. Bryan asked Mr. Calcagno to ask Mr. Paggi to look and see if it would work. He asked for more variability that what was submitted.

Mrs. Everett brought up that a lot of the driveways are across from each other. Mr. Bryan reminded everyone that this is private property not a subdivision or development, it is not a public road.

Mrs. Carter questioned that she was missing a floor plan. After some back and forth, it was discovered there was a floor plan number 2 omitted.

Mr. Bryan then asked Mr. Calcagno to go over the townhomes. The parking will be two spots in front of each unit. There will be proper fire blocking in between the units.

Mr. Bryan questioned if any units were going to be reserved for ADA. Mr. Calcagno stated that they will be handicap adaptable. If the tenant requires handicap accessibility, it is the tenant's responsibility to adapt as needed and then return to original status when they leave.

The board then discussed the parking spaces and backyard spaces or decking. There will be two parking spaces in front of each townhome with room for vegetation in between. There will be space out the backyard for grilling, etc. He may consider putting concrete slabs in the back. These buildings will back up to the Ocean State property.

There will be two and a half baths in each unit with the bedrooms upstairs.

Mr. Lindemann stated he assumed each unit will be wired for internet. Mr. Calcagno explained that they will provide a basic connection. They are still speaking to internet/cable bills, solar, etc.

Mrs. Carter questioned where the mechanics would be located. Mr. Calcagno stated the townhomes would probably have tankless water heaters.

Mr. Bryan stated that the board is intrigued with the townhomes. They would like to see some landscaping and possibly a slab or pavers in the back. Mr. Bryan questioned what is along the property line now. Mr. Calcagno stated there are pine trees there now. He could do more landscaping or possibly fencing.

Mr. Bryan questioned if there will be a package room. Mr. Calcagno stated there will be a mail room for all the units. All packages will be dropped at the main office building.

Mr. Bryan then questioned having more parking at the recreation area. Mr. Calcagno stated the two spots were designated to be handicap parking. He will add an additional few.

Mr. Bryan questioned why a full basement. Mr. Calcagno stated that most people moving in are downsizing and will need storage and will pay for it.

It was stated that Mr. Calcagno was making progress. He needs to vary the floor plans, work on a landscape plan for the townhomes, take out the lines between the buildings.

Mr. Bryan stated that this was a good meeting. A reminder of the meeting on the 19<sup>th</sup>. Mr. Bryan asked for a motion to adjourn. Mrs. Carter made the motion to adjourn. Mrs. Everett seconded. All in favor, so carried.

Respectfully Submitted,

Stephanie Caradine-Ruchel

Clerk to the Planning Board

Village of Valatie

May 17, 2023

Approved June 7, 2023 by Board