**VILLAGE OF VALATIE**

**PLANNING BOARD**

**VALATIE, NY**

November 9, 2022

John Bryan, Chairman Kenon Gunduz

Alicia Everett Kerry Danenberg

Lee Linderman Matt Carter

Meg Todisco

Diana Carter

The meeting of the Valatie Planning Board was called to order at 6:56pm by Chairman Bryan. Roll call then proceeded. Minutes from October were sent via email prior to the meeting. A motion to approve those minutes was made by Lee Linderman, seconded by Alicia Everett. All in favor, so carried.

Chairman Bryan then gave a brief history of the property to be discussed tonight and the Valatie Local Development Corporation. At the Board of Trustees meeting the night prior, a resolution was signed to dissolve the LDC and to rezone the property from Industrial to Residential.

This is an informal meeting to meet the applicants and hear what they want to do with the property. Mr. Gunduz and Mr. Danenberg have been working together for 30 years. He reviewed several projects that they are currently working on throughout the Hudson Valley and Capital District in Troy, Ulster County, and Brooklyn. Their goal is always “adaptive reuse” of properties.

Their intention with this property at 1306 River St. is to create approximately 30 apartment units, 1 to 2 bedroom or 1 bedroom plus office. They would like to keep the original “factory” look of the building but would work to meet Building and Energy Code requirements in the process. They want to investigate historic tax credits if possible. They intend to keep the brick look, repairing the brick, and keep the roof line the same. They also will look into the water and sewer requirements and how that will fit into the Village’s existing capacity.

They realize they need to investigate parking capacity and lighting. They will keep an existing pathway to the rail trail. They have spoken with the previous mayor and current mayor regarding the parking lot across the street. They plan to lease the parking lot to the Village for $1 but will have that parking available to them as far as zoning. There was also mention of a dock down by the creek for recreational purposes. They will create a common space in the building for tenants to use.

They are planning to have architectural plans in the next few months. They questioned whether there were surveys done on this property. The Clerk, aka Building Inspector, suggested getting the tax map. She then pulled the property file and gave them copies of rough plans and deed found in the property file. She will also scan and send via email.

Mrs. Everett questioned whether the entrances were going to be on the street side. They responded yes. However, discussion went further into whether that would be the safest scenario. It was decided that they may entertain other options.

They were questioned as to water and sewer. The Building Inspector had sent the initial Full Environmental Assessment Form over the Water Department and the Water Superintendent confirmed there is water and sewer to the sight and did not see a problem.

The Clerk/Building Inspector asked if they were going to try to reuse as much as possible building materials or demo and build new. They will use as much as possible of the existing building materials to keep the industrial look of the building. They would like to keep the exposed brick inside if possible and still meet Energy Code.

Mrs. Everett questioned the width of the entrance and whether that was enough. They feel it is sufficient. That will be addressed in the future if need be.

Mr. Linderman questioned if there was a basement. Kenon stated there is crawl space and he had recently replaced a sump pump. They will not use that space or allow tenants to use it.

Mr. Gunduz asked about the entrance and whether there are requirements from the highway department. The clerk suggested they call the highway department and provided the information. It was also suggested they contact the fire chief after plans are submitted via the clerk.

Mr. Bryan questioned whether the building would be sprinkled. They believe that it will be. That will come as they get into plans. The building was previously sprinkled in the past.

They will move forward with plans and get them to the board as soon as possible.

A motion to adjourn was made by Mr. Linderman, seconded by Mrs. Everett. All in favor, so carried. Meeting adjourned.

Respectfully Submitted,

Stephanie Caradine-Ruchel

Clerk to Planning & Zoning Boards

Village of Valatie

January 4, 2023