

VILLAGE OF VALATIE  
PLANNING BOARD MEETING  
DECEMBER 7, 2022

John Bryan, Chairman

Paul Calcagno

Diana Carter

Christian Paggi

Meg Todisco

Joe Castiglione

George Schmitt, Engineer

The meeting was called to order at 7:02 pm by Chairman Bryan. Roll call was then taken. There were no minutes for approval.

The first order of business was an application from Paul Calcagno for a 55+ community off Albany Ave in Valatie. They were last before the board in July. Christian Paggi, architect, stated that they have submitted a revised site plan that reflects the concerns that were discussed at the last meeting. The community center and parking lot, landscaping, lighting, etc. have all been addressed. The archeological study that had been requested by SHPO and the traffic analysis report requested by DOT. Neither report found any complications other than a short turning distance. But no recommendation was provided. They are anticipating a response from DOT on the traffic report.

Mr. Paggi then went through changes to the site plan. In the Landscape Plan, the community building was moved and made smaller to increase the parking lot by 7 spaces and move it further from the property line. Other changes were added parking spaces by the amenities area. Mr. Bryan asked about walkways in the amenities area being added in at some later plan. Mr. Paggi stated that they will address. Stockade fencing will be around the infiltration area. Lighting will be at each building and controlled by the office. There will also be solar lights every 50 feet throughout the site adjacent to the walking path, but far enough on grass to not be damaged. Mr. Bryan asked that lumens be addressed and added to plans.

Landscaping, previously showed street trees, now added vegetative screening. In particular, next to adjacent properties, staggered evergreens to shield properties. Suggested native plants were shown to blend in with the natural habitat surrounding the area. They provided a very basic general landscape plan for each building to provide a concept. Plants may change based on availability at the time of construction. Mr. Bryan requested the applicant consider larger caliper trees along and within the property.

One change on the site plan was adding in the emergency access road and gate which was reviewed. Mr. Paggi stated they will make sure they get with the fire department to make sure turning radius, etc. are correct and specified.

Mr. Bryan asked what would be in the infiltration basin. Mr. Paggi stated that it will be wild grass that will be mowed twice a year and surrounded by stockade fence. Meg Todisco asked if they would be native plants in general. Mr. Paggi stated that he uses the DEC Native Plants listing.

Mr. Bryan was questioning lights when vehicles are pulling into the complex shining on neighboring homes. Discussion ensued on strategic placements of plants or fencing.

The building inspector had sent the plans to the water/sewer department, and they felt everything looked good. They would like the meters to be the same as the meter reading equipment they have.

Mr. Schmitt requested a bypass valve on the meters. He suggested they set up a meeting with the water department to go over everything.

Mr. Bryan asked Paul Calcagno how we need to proceed and when he wants to start digging. The conversation went into the process of annexation.

SEQRA first, then annexation. VOV PB was determined to be lead agency, all reports done and submitted as required. Mr. Castiglione went through the process that will need to go through. He and Rob Fitzsimmons will discuss determining if the VOV PB should submit a negative declaration before proceeding to public hearing for approval.

After much discussion, the board agreed they have enough information to approve the application and give a negative declaration at the next meeting. They then agreed to schedule a public hearing on January 18<sup>th</sup>. And then Joe and Rob will schedule meetings with the town and village boards.

Diana Carter made a motion to adjourn, Meg Todisco seconded. All in Favor, Adjourned.

Respectfully submitted,

Stephanie Caradine-Ruchel

Clerk to Planning & Zoning

Village of Valatie

Submitted January 4, 2023