**VILLAGE OF VALATIE**

**PLANNING BOARD MINUTES**

**SEPTEMBER 8, 2021**

PRESENT ABSENT AUDIENCE

John Bryan, Chairman Rob Fitzsimmons, Attorney Matthew Carter

Diana Carter Adam Petela

Meg Todisco Katy Moore

Alicia Everett Mayor Frank Bevens

Lee Lindermann

The meeting was called to order at 7pm by Chairman Bryan. Roll call commenced with all Board members present. Mr. Bryan welcomed new board member, Alicia Everett to the board. Then Mr. Bryan then asked for a moment of silence for board member Art Heins who recently passed away.

The first order of business was the application from Katy Moore. Mr. Bryan thanked her for additional drawings provided since the last meeting. Mr. Bryan complemented the floor plans of the mixed-use building and home living unit. Mr. Bryan questioned if there would be accordian doors on the front. Ms. Moore stated they are fixed windows. He questioned the front façade stating that the neighbors in the area are all vertical siding with double hung windows. The drawings presented have vertical siding and more modern windows. He suggested she reconsider and use something that would “fit in” closer with the neighbors.

He also stated that if they are considering doors across the front, they should investigate if there would be a problem with the health department. Stating that the open window between the kitchen and the counter service area might pose a problem with bugs. He went back to the façade design and encouraged her to “blend in better” with the neighbors. Lee Lindermann spoke up and disagreed questioning would we never allow something different to be presented. John Bryan stated that was not what he was suggesting. The Building Inspector suggested windows could not go to the ground due to safety and Code. Mr. Bryan asked if the Building Inspector knew someone at the Health Department. She will email a person she has contacted before and ask regarding the window. Mr. Bryan had no more comments on the retail. Discussion ensued about the siding, windows, and Adam Petela pointed out that there was a recessed 10’ porch in front of the storefront.

Mr. Bryan did not have issues with the façade of the home because it was down in back. He questioned the translucent windows. Adam Petela explained the concept.

Lee Lindermann questioned if the façade was something that the board would have to agree/vote upon. John Bryan pointed out that one of the things the Planning Board is tasked with is making sure that the plan fits in with the character of the existing area. He reminded everyone that he had sent around the NYS Planning Board Site Plan Review to everyone. He then went through a lot of the things on the list the board is required to look at. He asked Adam if he could do a couple of drawings one with vertical siding and double hung windows and the other with horizontal siding and the modern windows. Adam Petela stated he would like to present one plan they like instead of multiple options, but did not want the board to think they were disregarding their requests.

George Schmitt, Village Engineer, had submitted a review because he could not be in attendance. Adam Petela stated that most items on the list would be addressed in future plans. Mr. Bryan relayed that the Fire Chief had requested they accommodate a 12’ truck in the driveway. Adam again stated that would be calculated in future plans. John Bryan suggested that Adam contact the Village attorney and engineer for further discussion. Adam asked who has authority over the utility easement. That is something that will have to be investigated. Meg Todisco asked if the upper easement was only an electric easement above. The building inspector stated that it was also a sewer easement. Adam stated that it is a gravity fed sewer line to the lift station below. The easement below the house is a pressure line out of the lift station.

John Bryan expressed concerns about the retaining wall construction and concerns about the neighbor’s and repairs to the line if ever needed. He suggested they contact neighbors regarding easements for snow removal, etc. There were other questions regarding the engineers review that were discussed and will be addressed as the project moves forward.

Other issues brought up were the hydrant and the light pole. The hydrant will stay and the light pole will be moved to the other end of the property abutting Pat Grattan’s rental house.

More conversation discussed the retaining wall and the grade of the property. Adam stated more research and discussion with the engineers will take place. He also pointed out that the graded was what was preferred by the client. However, they could go steeper and still be within code requirements.

Meg Todisco asked about the driveway substrate. The front patio will be concrete, the driveway may be some other permeable surface. They prefer not to use blacktop if they can help it. They are still working on that.

It was decided the next meeting will be October 13th. And the Moore’s will bring façade options. Mr. Bryan asked for a motion to adjourn. Alicia Everett made the motion. Meg Todisco seconded. All in favor/ so carried.

Respectfully submitted,

Stephanie Caradine-Ruchel

Clerk to the Planning Board