

MINUTES FROM THE CITY OF WATERVLIT PLANNING BOARD MEETING HELD ON WEDNESDAY, JULY 23, 2014 AT 7:00 P.M. IN THE WATERVLIT SENIOR CITIZEN CENTER, WATERVLIT, NEW YORK

MEMBERS PRESENT: Chairman Donnelly Whitehead
 Dave Dressel
 Jim Bulmer
 Jim Chartrand
 Mike Duffey

Mr. Whitehead called the meeting to order at 7:00 p.m. and asked the recording secretary to take attendance and to read the agenda.

APPLICATION OF REDBURN DEVELOPMENT, UNDER CONTRACT TO PURCHASE THE FORMER TILLEY LADDER INDUSTRIAL SITE LOCATED AT 122 2ND STREET, WATERVLIT, NEW YORK, SEEKING PLANNING BOARD APPROVAL OF THE SITE PLAN TO OCCUPY THE PROPERTY WITH A PLANNED MIXED USE DISTRICT (PMUD). PLANS CALL FOR SIXTY-TWO (62) RESIDENTIAL APARTMENTS WITH A PUBLIC UTILITY (SOLAR ENERGY SYSTEM) LOCATED ON THE ROOF.

The meeting started with Mr. Donnelly stating that the Albany County Planning Board reviewed the application and issued a recommendation that the application should be sent to the Town of Colonie. The City complied with this recommendation and sent the application and supporting documentation to the Town of Colonie on July 7, 2014.

A motion was made by Mr. Dressel and seconded by Mr. Duffey that the planning board acknowledges receipt and accepts the recommendation of the Albany County Planning Board.

	YES	NO
Jim Bulmer	X	
Jim Chartrand	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	Second	

There was also a discussion about SEQR and answering the questions in Part 2 of the Short Form. A motion was made by Mr. Whitehead and seconded by Mr. Bulmer to table SEQR until the next meeting so as to get clarification from Corporation Counsel Yorden Huban who could not attend the meeting due to a family vacation.

	YES	NO
Jim Bulmer	Second	
Jim Chartrand	X	
Don Whitehead	Motion	
Dave Dressel	X	
Mike Duffey		

Tom Rossi went through a brief presentation. He said they were proposing 62 apartments with an average apartment size of 900 sf and rents in the \$800-\$1200 range. The building will include card access for security and a professional property management company will manage the building. They have added parking since

the project was first proposed and now have 101 parking spaces. He also explained they did an informal parking survey which helped them calculate where on street parking would not be an issue.

Dave Ingalls of Ingalls Engineering reported the property was 1 ½ acres and that Redburn is proposing 80% residential and 20% business; and the proposed green space is above the required 15% (there is more green space proposed on the roof top deck which they did not calculate).

He explained there is a dry fire suppression system within the building they hope to reuse. The flows and pressures seem adequate. As far as the sewer, at 2nd Street and 1st Avenue they will be looking at separating the downspouts to go directly to the sewer. Rooftop drain removal will save the city money. As far as stormwater, there will be a biofilter strip on 2nd Street in front and 13 street trees on the property. At the next meeting, they will have a better outline of street lighting. The one way street and stop sign issues are being looked at by the City Council.

It was also reiterated that they feel this is the best use of the property and that a commercial project would have more of an impact on the neighborhood and that their intentions is to own this building for the long term.

Planning Board Member Chartrand asked the projected construction length which they believe will be 11 months and construction vehicles should be contained to the parking lot. He also asked a dollar amount on their investment to which they replied approximately \$7 million.

Planning Board Member Mike Duffey applauded their efforts and believes it will put a positive spin to the appearance of the building and the neighborhood.

Planning Board Member Dave Dressel suggested they camera the storm and sewer line to make sure they are adequate. Mr. Dressel is also going to investigate the comment that 1st Street and 2nd Avenue has flooded in the past during a bad storm.

The next planning board meeting will be held on Tuesday, August 26, 2014 at 7:00 p.m. in the Watervliet Senior Citizen Center.

A motion to adjourn was made by Mr. Dressel and seconded by Mr. Duffey.

	YES	NO
Jim Bulmer	X	
Jim Chartrand	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	Second	

The meeting was adjourned at 8:15 p.m.