

**Village of Voorheesville
Planning Commission
29 Voorheesville Avenue, Voorheesville
January 14, 2020**

**Approved
March 10, 2020**

Present: Board Chair Georgia Gray, Board members Steve Reilly, Kitty Scharl, Kevin Garrity and Chuck Dollard, CEO Steve Mason and Atty. Rich Reilly

Absent: Board member Dave Prendergast

Others: Trustee Jack Stevens, Mark Schafer, Sandra Dollard, Bill Hennessey (engineer for Dollards)

The Planning Commission is meeting one member short due to an unfilled resignation.

The first item for review – Amendment to the approved Plat Plan for 14 Gray Lane – Note: Board member Garrity has recused himself from this discussion as he has a professional relationship with the applicant.

Mark Schafer explained to the Board that he is planning to build a single story home on 14 Gray Lane which is a pie-shaped lot and he needs to move the house further back than what is indicated on the Plat Plan to accommodate the footprint. He noted was not the owner of the property when the subdivision of Gray Lane was approved, and that the house shown on the plan is very small. When staking the house's footprint, he realized that it would lie beneath the overhang of the pine trees that line the rear of the parcel. He is asking permission to remove the first 2 rows of trees. He indicated that the trees are white pines and nearing the end of their life expectancy and noted that some of the trees in the secondary row are already dead and some beginning to fall. He is not comfortable having the trees overhang the new house and noted that construction and the necessary fill he will need for proper grading would most definitely kill off the trees. He feels the best solution is to remove them prior to construction.

He has marked the trees he would like to remove; there are approximately 12. He does not typically landscape the homes he builds, so has no plans to do any replacement plantings. He noted that the remaining trees will still provide adequate privacy to this lot and its neighbors. It was noted that board members had visited the site and that CEO Mason agrees with Mr. Schafer's assessment of the trees and agrees the request is reasonable.

Atty. Reilly noted that no Public Hearing is necessary unless the Board would like to hold one. After brief discussion the Board agreed that the request is warranted, and no Public Hearing is necessary.

Noting that no Public Hearing is necessary for the removal of additional trees from the parcel located at 12 Gray Lane, Chairman Gray made the motion that the Board approves the application for 12 Gray Lane by amending the Final Plat Plan to remove 10 – 12 trees as marked and approved by the Building Department in order to move the tree line and canopy approx. 30-feet from the building line of the proposed house. The Board also agrees to waive the applicant's requirement to re-file the Plat Plan with Albany County. Board member Steve Reilly seconded the motion, all voting agreed. Motion passed 4-yes, 1 abstain.

Second item for review – Preliminary review for a proposed coffee/ice cream shop to be located at Vly Creek Farm, 8 Altamont Road. Note: Board member Dollard has recused himself from this discussion as he and his wife are the applicants.

Bill Hennessey, speaking for the Dollard, explained to the Board that the Dollards would like to convert a current shed (located near their driveway) into a coffee/ice cream/pastry shop. The driveway will accommodate up to 7 parking spaces (only 3 are required by Code). They hope to have the business open 7 days a week, however, they do not plan to host morning hours Mondays – Fridays but would like to do so on the weekends and any Monday Holiday. He explained that a traffic study was conducted as per the request of the Planning Commission and it was determined the business would generate about 12 trips during the 2-hour morning rush hour period. Mr. Hennessey noted that they Dollards also plan to install split-rail fencing along their property line fronting Altamont Road. This area sees a lot of parked cars during school activities making for dangerous situations. The hope is that the fencing will deter some of this parking. He

indicated that he has checked with Albany County DOH and the proposed shop could be connected to the current septic system; there not be any public restroom in the café (only 7 seats proposed), nor will they be cooking on-site, their menu items will be brought in from outside vendors.

Mr. Hennessey explained that signage for the business will hang at the entrance of the driveway opposite the current signage for the farm. It will be set back to not disturb line-of-site. The current sign is lit (from the ground up) and the Dollards would like to light the new sign as well.

CEO Mason noted that the shed will need a new frost foundation and he reviewed the Albany County Planning Board schedule with the Board. The Public Hearing for this application will be set for the March meeting once the ACPB's review has been returned to the Building Department.

Minutes

Minutes from the October 8, 2019 meeting were reviewed. **Board member Scharl made the motion that the Board approves the minutes from the October 8, 2019 meeting. 2nd by Board member Garrity. All agreed. Motion passed unanimously.**

At 7:50 pm Board member Garrity made the motion that the Board adjourn the meeting. 2nd by Board member Scharl. All agreed.

Respectfully Submitted,

Karen Finnessey
Recording Secretary