

VILLAGE OF RICHMONDVILLE PLANNING BOARD

Special Public Hearing 6/13/16

River Street Housing Project

Tax Map Parcels 78.18-2-6 & 78.18-2-7

Village of Richmondville Planning Board Members in Attendance

Linda Carpenter (Co-Chair)	Present
Helen DeTiberus (secretary	Present
Lisa Scott	Present
Dennis Shaw	Present
Joan Sondergaard (alternate)	Present
Diana Spenello (Co-Chair)	Present

County Staff Present: Shane Nickle (Senior Planner)

Village Staff Present:

Guests: _____ Lisa Maria Jones, Ken Kelly, Stephen Young, James Clarke,
Richard Tait, Dale Tait, George Konta, Joan Radliff, William Crumish

Public Site Review of Tax Map Parcel #78.18-2-6 & 78.18-2-7 for River Street Housing at 4:30 pm:

James Clarke, project developer, met with Richmondville Village Planning Board and interested members of the public to walk around site explaining items on the site drawing and their location. Mr. Clarke also took those interested inside the building to look at structure.

Public Hearing convened at Richmondville Village Office at 5:36: The meeting started with a pledge of allegiance to the flag and the introduction of Village Planning Board members. The public attending were asked to sign in and indicate if they would like to speak.

Linda Carpenter, co-chair read an opening statement explaining the procedure of the meeting explaining that this was not a question and answer session. The public would be limited to five minutes of speaking. They were only supposed to voice concerns or comments. The comments were as follows:

Lisa Maria Jones – concerned about traffic on street. She thinks that a five to eight apartment building complex would be more reasonable. Need to have in and out access on road. Concerned about security, lack of management, what would happen if they sold?

Ken Kelly, adjoining neighbor – concerned about water drainage off property. Cement parking lot will take away water absorption. Concerned about back of property. Shelly, his wife, who could not attend meeting is concerned about the traffic.

Richard Tate – would answer people's concerns

George Konta – was born here, remembers glove factory, jobs that were lost when closed. Thrilled to see something happen by reputable investors. Richmondville has had loss of jobs and tax money, hope to move ahead

Joan Radliff – Apartments will look at her house. Wants white plastic fence front to back for privacy, could be flower bed in front of fence, she will maintain it. Concerned about traffic, suggests make it a one way street

Bill Crumish – concerned about traffic especially trucks. There has already been damage to houses and front porches by 18 wheelers. How will traffic be controlled?

A motion was made by Helen Detiberus and seconded by Diana Spennello to close public hearing at 5:50 pm. The motion to close public hearing was unanimous.

The public left and the River Street Housing developers and the Village Planning Board stayed for further discussion to address issues that were brought up at Public Hearing. Mr. Clarke said that they would not oppose the street becoming one way. Suppliers would come in smaller than 18 wheeler trucks.

The ZBA has approved density and parking spaces.

The prospected project is not viable with only 5 to 8 apartment units

On the issue of onsite management, Mr. Young indicated that he has had off-site management in other apartment buildings and it works. Renters would be screened (references, ability to pay, etc.) – vetting process needed

Security – no system is in place for general security, with no 24 hour surveillance system. There will be a fire and smoke sprinkler system

Water drainage – water runs to back and Ken's property should have the potential lessened for flooding. Indicated that Ken's property slopes to Housing development and back to him. The back land is swamp land. State owns that, if concerned Ken should contact DOT. Engineers have determined that there will not be any drainage on anyone else's property and that they will meet any needs they are responsible for. Mr. Clarke stated that the parking lot will be made with porous material that will help to absorb water.

Fence – there could be other options – willing to address, not necessarily a white fence.

The Richmondville Village Planning Board went through the Short Environment Assessment Form Part 1 and 2 which were okay with little or no impact on the site and surrounding area's Short Environmental Assessment Form Part 3 (Determination of Significance) Motion was made by Joan Sondergaard and seconded by Diana Spenello determining that the project would not have any significant adverse environmental impacts on community. Motion was approved unanimously by the Planning Board. The Board then went through the requirements for Special Use permits according to Zoning Law 205-26

1. Project seems to be encouraging for beneficial development of the village
2. Indicated some kind of solid screening will be placed to block view of neighboring side properties. Will need to come to an amicable agreement with neighbors and Planning Board. This is a condition for approval that must be addressed. River Street Housing will come back to Planning Board by the end of the year.
3. Addressed in SEQA – will mitigate best ways possible for drainage, must be code compliant As per code requirements drainage to other properties only means how it applies to this project.
4. Garbage will be screened in
5. Addressed – building on road, recommend Village Board make one way
6. Safeguards are acceptable
7. Project not on Main Street, does not apply

The Richmondville Village Planning Board determined that the main concern is drainage. Feels that this project is set up to allow proper drainage. Development should not negatively or adversely impact drainage onto the adjacent properties

A motion was made by Dianna Spenello to approve project as long as conditions (drainage & screening for neighboring properties) are met and fees paid. The motion was seconded by Lisa Scott and approved unanimously by the Planning Board.

At 7:05 pm River Street Housing developers and owners left

A call was placed to Katy Mandan from DOT regarding issues of walkway on Route 7 from school to proposed Dollar General. Points discussed were:

No sidewalk – has wide shoulder approximately 12 – 14 feet

Can ask developer and/or Village to put sidewalk in front of property to school driveway. Would require Highway work permit

If more development could be beginning of sidewalk system

Sidewalk would be up to village or property owner to maintain?

Could using markers on shoulder for pedestrians or bikers be placed

The road is presently designed for 45 mph speed


Katy can meet with some members of Planning Board and Shane Nickel, County Planning Board

Director on Friday, 6/17/16 at 2:00. Will meet at Richmondville Emergency Squad building

Caryn Mlodzianoski, representative for Dollar General Project, said that they are willing to work with us and would be happy to donate \$10,000 for future sidewalk connection and that Village would have to maintain sidewalk

The meeting adjourned at

Recorded by:



Helen DeTiberus

Minutes approved at

Richmondville Village Planning Board Meeting and Public Hearing.