

Delanson Planning Board Meeting  
October 1, 2018

In attendance, board members: Dan, Roy, Al, Jay  
the public: Joe from ABD Engineers, Rudolph Benzsay (applicant)

At 7:05pm the chair called the meeting to order. The first order of business discussed was the vacant position on the board. With no potential candidates to discuss the chair brought up an application submission for special use permit for the sale of property at 192 Railroad Ave in Delanson. The applicant is the current owner. The potential buyer indicates a desire to store trailers and use the property to perform light repair and cleaning of said trailers.

The chair began by indicating that storage is not subject to special use requirement however, this application is needed given the fact that the potential buyer is looking to perform repairs on site.

In correspondence with the board, the applicant indicates that repairs will be completed outside. During the conversation Hyde expressed that the application must be completed in full in order for the board to make a determination and that the public meeting is not the appropriate venue to complete said application. The chair also indicated that the application and explicit instructions for completion can be found on the Village website. Each of the 7 standards must be addressed for the board to review.

Discussion by the board touched upon prior DEC spill reports, need for addressing this issue in the environmental report; setbacks must be indicated as well as a site plan for comprehensive review of the project. At this point the chair reviewed the checklist which outlines each of the requirements for a complete application.

After completion, the chair opened the floor for Q&A. The applicant asked whether prior use of the property to complete vehicle repair could be grandfathered going forward; what the process would be once a complete application is resubmitted. The board strongly recommended that when a complete application is made and comes before the board again for review that a representative from Bowman (the potential buyer) is present so that questions can be addressed by the party who will be conducting business on the property.

At the conclusion of discussion, the board moved on to the next business item, the Town of Duanesburg's solar project and impact or potential impact upon village property.

With no new business, the chair called for a motion to adjourn: motion – Jay; second - Roy