

**TOWN OF PERTH PLANNING BOARD
FEBRUARY 24, 2020
6:00 P.M.
PERTH TOWN HALL**

MEETING NOTES

PRESENT:

**RON CETNAR, CHAIRMAN
FRAN SIKORSKI, VICE CHAIRMAN
BOB GORDON
JEFF GREEN
MICHAEL DIMEZZA**

SEAN M. GERAGHTY, SR. PLANNER

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the January 27, 2020 meeting.

MADE BY: Bob Gordon

SECONDED: Fran Sikorski

VOTE: 4 in favor, 0 opposed

(NOTE: Planning Board Member Jeff Green arrived at the meeting.)

III. ALAN SQUIRES AND JOHN MCCASHION - CONCEPT PLAN FOR HALE CREEK RUN:

A. Background:

The Fulton County Industrial Development Agency (IDA) is currently marketing property that was once part of the former Tryon Youth Detention Facility along the south side of County Highway 107 in the Town of Perth. The property is approximately 26 acres in size. There are currently seven (7) buildings and one (1) empty slab on the property. The proposed Hale Creek Run Project will involve renovation of Building #'s 1

and 2 on the site for residential use and the removal of the other buildings and slabs for the reconstruction of new residential structures on each of those spots.

B. Planning Board Discussion:

County Consultant Sean Geraghty briefly explained to Board members that the IDA is attempting to sell the former Tryon property that is located on the south side of County Highway 107. He indicated that Alan Squires and John McCashion have approached the IDA with a proposal and would like to gain some feedback from the Planning Board.

Mr. Squires gave Board members a brief overview of his project and reiterated that he would like to get some more input from the Planning Board as to what the Town is going to want to see and in terms of the improvements that are to be proposed on the property. He stated that he would like to get between 20 and 25 residential apartments from the existing buildings and any new buildings he has to construct. He speculated that the apartments will probably be setup as three (3) units per building.

Planning Board Chairman Ron Cetnar stated that, above all else, the Planning Board will want to see the property well maintained and the appearance improved. He stated that the Planning Board will certainly want to see additional greenery provided on the site to enhance the aesthetic appearance of the property.

Mr. Squires explained that Buildings 1 and 2 will receive a complete facelift and will be reused for apartments. He stated that any of the remaining buildings that are beyond repair will be taken down and new structures will replace those.

Planning Board Member Bob Gordon asked how big the apartments will be?

Mr. Squires indicated that most of the apartments will be 2 to 3 bedroom units.

Planning Board Member Fran Sikorski asked which building will be renovated first?

Mr. Squires stated that both Building #'s 1 and 2 will be renovated simultaneously in order to get a handful of apartment units up and running.

Mr. Cetnar asked if the entrance driveway will be repaved?

Mr. Squires stated that the entire access driveway on the site will be upgraded and repaved. Mr. Squires stated that he is also considering turning the development into a gated community.

There was then a lengthy discussion between Mr. Squires and Planning Board members concerning the availability of water and sewer infrastructure for the project.

Mr. Geraghty pointed out that the City of Gloversville is willing to sell as much water to the development as possible. However, he stated that it is his understanding that the IDA is reluctant to use up sewer capacity within the park for this type of residential project.

Mr. Squires stated that the only way his project will be feasible is to have municipal sewer service. He explained that the property is too wet to support standard septic systems and the size of the tank that would be required to adequately service all of the apartments would make the project economically unfeasible.

Mr. Cetnar asked if natural gas is available to the site?

Mr. Squires stated that there is natural gas available for his project.

Mr. Cetnar stated that the cul-de-sac shown on the sketch drawing will need to be large enough to have a school bus or a fire truck turn around.

There was then a brief discussion concerning the fact that the County Highway Department has already blocked off the second access point along County Highway 107. Mr. Geraghty pointed out that the second access point has a very poor sight distance along County Highway 107 and, consequently, County Highway Superintendent Mark Yost has indicated that he will not allow the second access point.

Planning Board Member Jeff Green asked if the existing sewer lines on the property are in good shape?

Mr. Squires indicated that, as far as he knew, all of the sewer infrastructure is in working order.

Planning Board Member Bob Gordon asked if there was any development plans for the southern side of the site?

Mr. Squires explained that the property is very wet on the south side and the only feasible use may be to create some type of walkway or trail.

Planning Board Member Fran Sikorski asked what the monthly rents will be for the apartments?

Mr. Squires stated that the monthly rents will be in the vicinity of \$800/month.

Mr. Squires then stated that all of the buildings that are to be renovated will have new stonework, chimneys, siding and roofs. He stated that decks and privacy fencing, along with additional landscaping, will be provided for each building.

The Planning Board had no further comments for Mr. Squires. They wished Mr. Squires good luck with his project.

Once again, Mr. Squires reiterated the fact that if municipal sewer service does not become available for his project, then he will no longer pursue the proposal.

IV. OTHER BUSINESS:

A. Chairman's Update:

1. Saratoga Training:

Mr. Cetnar stated that he, Fran Sikorski and Tracy Gutowski all attended the recent training sessions in Saratoga County. He stated that there were 604 people in attendance for those sessions. He stated that the three (3) of them tried to cover as many sessions as they could.

2. FMCC Training:

Mr. Cetnar reminded everyone that the annual Fulton and Montgomery County training at FMCC will take place on Wednesday night from 5 – 9 p.m. He encouraged anyone who hasn't yet signed up yet to do so.

3. Alternate Member:

Mr. Cetnar asked Board members to think about anyone in the community who may want to serve as an Alternate member to the Planning Board so that he can give names to the Town Council for consideration.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:41 p.m.

MADE BY: Mike Dimezza

SECONDED: Jeff Green

VOTE: 5 in favor, 0 opposed