

Village of Altamont Planning Board
Regular Meeting
September 27, 2010

Stephen Parachini, Chairman
Steve Caruso
James Greene
Lois Ginsburg

Catherine and Robert Traina, applicants
Donald Cropsey, Jr., Building Inspector
Dean Whalen, Village Liaison
Kelly Best, Secretary

Chairman Parachini called the meeting to order at 7:37 pm. The first item on the agenda was the pre-application hearing for a Special Use Permit. Chairman Parachini reviewed the application of Catherine and Robert Traina for a Special Use Permit/Site Plan Review under the Zoning Law to permit the use of 1200 sf of space as a martial arts studio per Article V Section 355 subsection 37 for property owned by Altamont, LLC located at 187 Main Street, Altamont, NY, 12009, TMN 48.06-3-1 and zoned Central Business District.

Mr. Traina explained the operations of a martial arts studio, the teaching of discipline and respect. He felt the community would prosper from this school. He did not anticipate it to grow to large. Chairman Parachini reviewed that hours requested on the application. Mr. Traina stated that these were the hours he would start with and that when he retired in approximately eight years, he may wish to expand the operating hours.

Board member Greene inquired to the number of students in a class at any one time. Mr. Traina responded that he estimated it would be approximately 20 students. Mr. Traina stated that as students rose through the levels of advancement, he may add more classes. This may mean adding more days of operation. Chairman Parachini asked how long each class lasted. Mr. Traina stated about 50 minutes. Chairman Parachini asked if children were just dropped off or if parents stayed and watched the class. Mr. Traina stated that his experience led him to believe that some parents stay and some do not. Chairman Parachini was concerned about parking. Mr. Cropsey stated that there was adequate parking both in the front of the building and in the rear. Board member Greene asked if the lot in the back is part of the property. Mr. Cropsey stated that it is and it is paved.

Chairman Parachini reviewed the requirements for a public hearing for a Special Use Permit. It was determined that all the materials were submitted and in order to proceed. The Board decided to waive the need to show contours and natural features.

Board member Ginsburg made a motion that the Village of Altamont Planning Board approves the pre application of Catherine and Robert Traina for a Special Use Permit and Site Plan for property located at 187 Main Street, Altamont, TMN 48.06-3-1 to create and operate a martial arts school. The Planning Board waives the need to show contours on the pre-application sketch; and the need to show natural features on such sketch. The Public Hearing will be held on October 25, 2010 at 7:30 pm. Board member Greene seconded the motion. All present in favor.

Board member Caruso made a motion to approve the minutes of July 26, 2010 after removing Dean Whalen's name from the minutes since he was not present at the July meeting. All present in favor.

Board member Greene made a motion to approve the minutes of August 23, 2010. Board member Ginsburg seconded the motion. Board member Ginsburg – in favor, Board member Greene – in favor, Chairman Parachini – in favor and Board member Caruso – abstained.

The Board then reviewed information regarding 100 Main St, Bean and Bakery regarding the serving of dinner. The Board was concerned that the Turners were expanding the business to now include dinners, raising concerns on how and where the food was prepared. The Board wanted to know what actually constituted "cooking". The Board also was concerned that the Turners were continuously expanding the type of business beyond that of the approved Special Use Permit. The Board and Mr. Cropsey will look into the matter and review the situation at the next board meeting. The Secretary was asked to provide the board with copies of the letters from the Turners.

Mr. Cropsey presented the application for a sign permit from Liberty Livecchi for the beauty shop located at 100 Main Street. The Board determined that the sign is compatible with the neighborhood and the comprehensive plan. Board member Ginsburg made a motion to approve the sign finding that the sign is in harmony with the standards for permitted signs and within the spirit of the Zoning Law, the sign is comparable with the neighborhood and is not detrimental to the adjacent property. The sign and its location do not cause a hazard to the public or adjacent property owners and the sign will not interfere with the lawful and aesthetic enjoyment of the public highway or adjacent property owner. Board member Caruso seconded the motion. All present in favor.

Board member Caruso made a motion to adjourn the meeting at 8:10 pm. Board member Ginsburg seconded the motion. All in favor.

Respectfully Submitted

Kelly Best
Secretary